PRACTICAL HOMES

THIRD EDITION
JENS PEDERSEN

WM. POLSON & CO.

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SAGINAW, MICHIGAN

PRACTICAL HOMES

THIRD EDITION

Containing 74 Designs of Moderately Priced Houses, Each Design Shown in Full Color with Floor Plans—English Colonials, Dutch Colonials, Bungalows, Semi-Bungalows, English and Spanish Designs, Square Types and Duplexes

JENS PEDERSEN

Designer:

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SAINT PAUL, MINNESOTA

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UNIVERSITY AND WHEELER AVENUES
SAINT PAUL, MINNESOTA

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INTRODUCTION

PRACTICAL HOMES, THIRD EDITION, is published to aid home builders to select a home best suited to their individual tastes and requirements.

The illustrations are photographic reproductions of homes already constructed. This gives a most vivid illustration of the completed house. But to build these homes it is necessary to use the plan service connected with this publication. By so doing, many disappointments and costly changes are eliminated.

The illustrations are architecturally true and correct to the various types represented, and will produce most artistic and beautiful homes.

Shrubbery has been eliminated, in most cases, in order to show the structure in full detail. It should be borne in mind that a small change in the exterior may spoil the symmetry of the design.

Interior planning has been given careful study. The motto of "A place for everything, and everything in its place" has constantly been kept in mind. Windows have been so placed that furniture may be shifted into various positions without protruding over same. Every conceivable detail has been considered and gone into thoroughly to make each home as convenient and labor saving to the housewife as possible.

Cost of Construction

An approximate estimate of cost may be obtained from the designer; however, prices on material and labor fluctuate, according to the location. Many things may be eliminated in warm climates, that cold climates require. Therefore, having selected your design, and procured your plans, specifications and material list, you can best secure an exact estimate from your local contractor or dealer.

Hints on Construction

Set the house well back from the front line, or in a line with adjacent houses. On north or south facing lots, place the house nearest to the west line. This leaves the side with the most windows to the largest open space; it also allows room on that side for yard beautification, and gives you the desired afternoon shade. On east or west facing lots, place your house nearest the north line. Circumstances might make it imperative to alter the above arrangement; local conditions must be considered.

Be sure that the house sets above grade.

EXCAVATION—Save all black dirt.

FOUNDATION—Follow specifications. Concrete or concrete blocks are most desirable. If poured in freezing weather, the mass or mortar should be warm and kept well covered.

LUMBER—Dimension lumber, and lumber for sheathing, under-floors and roof boards need not be of the best grade, for it is not exposed to the elements, so there is less deterioration. Lumber on the outside, or exposed portions, should be of good quality and as far as possible, free from sap or loose knots. All lumber, or exposed woodwork, should be primed immediately after it is in place, to prevent the grains from rising.

The three materials, used universally for outside construction are lumber, stucco and brick, or combinations of any two or all three.

STUCCO—Stucco must have a proper base. Consult your specifications, and avoid putting it on in freezing weather.

BRICK—All outside brickwork should be hard burned brick.

INSULATION—In the northern latitude insulating material should be used to insure warmth and fuel economy. See that all crevices over and under frames, and elsewhere are well packed with oakum. This work should be performed before any lathing or plastering is done.

WIRING, PLUMBING AND HEATING—Before the house is lathed and plastered, see that your wiring outlets and the plumbing fixtures and outlets for radiators are where you want them.

After this work is completed, and inspected, you are ready for lathing and plastering.

LATH AND PLASTER—See that specifications are followed carefully. Sufficient plaster should be used so that it will lay ⅜-inch thick above the lath. The best grade of material and workmanship should be insisted upon.

INTERIOR FINISH—The interior finish should not be brought on the premises, or any interior finish work performed, until the plaster is thoroughly dry and all dampness eliminated from the house.

The interior trim is plain and free from dust catching crevices. The built in features may be eliminated if the owner so desires, as plans are designed to meet with both contingencies. Their exclusion will result in considerable saving.

Alternative materials are specified, also alternative specifications for painting and varnishing, as this gives the owner full sway in these matters.

PLUMBING AND HEATING—The plumbing fixtures incorporated in the specifications are the standard accepted and universally used. They also provide, in cases where there are no sewer or water in street, for septic tank and pumping system.

Hot water heat is recommended in most of the designs, if heat is necessary, although in the smaller designs hot air may be used to advantage, with a considerable saving.

PLANS, MATERIAL LIST AND SPECIFICATIONS—The working plans show all elevations, floor and basement plans, with all dimensions necessary for the full prosecution of the work. A scale of ¼-inch to the foot is used for the general plans, 1-inch to the foot is used on details for kitchen cabinet, fireplace, etc., and mouldings and trim are shown full size.

A complete material list goes with each plan. This list does not include materials for Plumbing, Heating, Painting, Electric Wiring and Metal Work, as these items are made alternative in the specifications. When figures are obtained they may be placed in their respective places in the summary. This gives a quick and thorough method of arriving at cost.

Changes or Alterations of Plans or Special Plans

Slight changes, such as altering partitions, or other minor changes can be made by the contractor without special plans being made.

Special plans will be furnished, when desired, for any kind of a structure. In cases of this kind a tentative sketch should accompany letter, with full information, and a price will be quoted for drawing complete plans.

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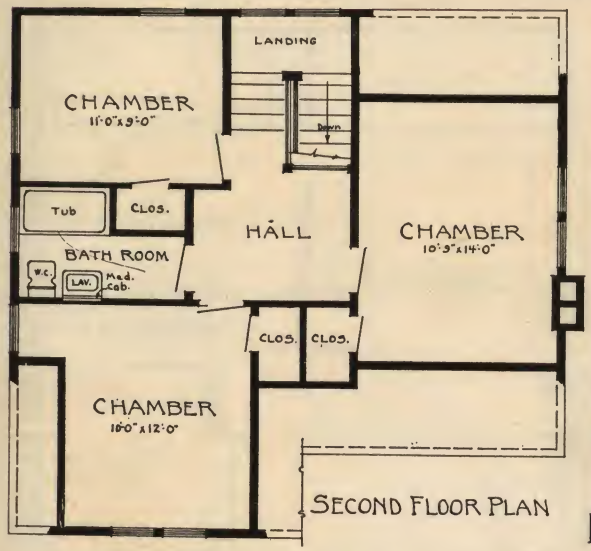
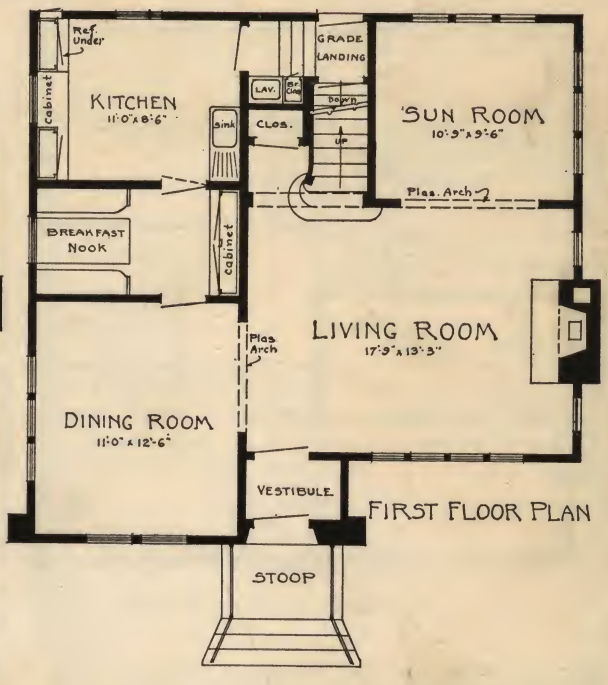
Design No. 46





HERE is a delightful quaint Old English cottage type house, 30x28½. Simplicity of design is the keynote; its steep roof, nicely arranged windows, and front entrance with wrought iron railing make a very interesting horizontal effect. The house may be placed upon a 40 foot lot. It is planned to meet the requirements of the twentieth century citizen. The first floor is well arranged; the second floor contains three good sized bed rooms, and a bath room, all opening into the hall in the center.

Price for one complete set of Plans, Specifications and Material List..... **$25.00**

Additional sets, each..... **3.00**

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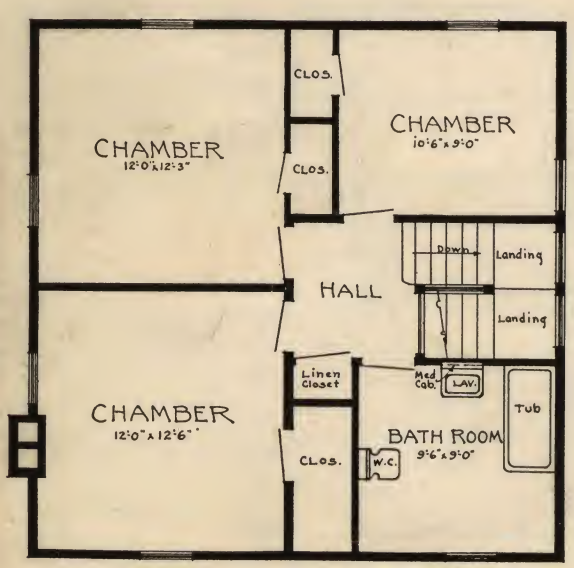
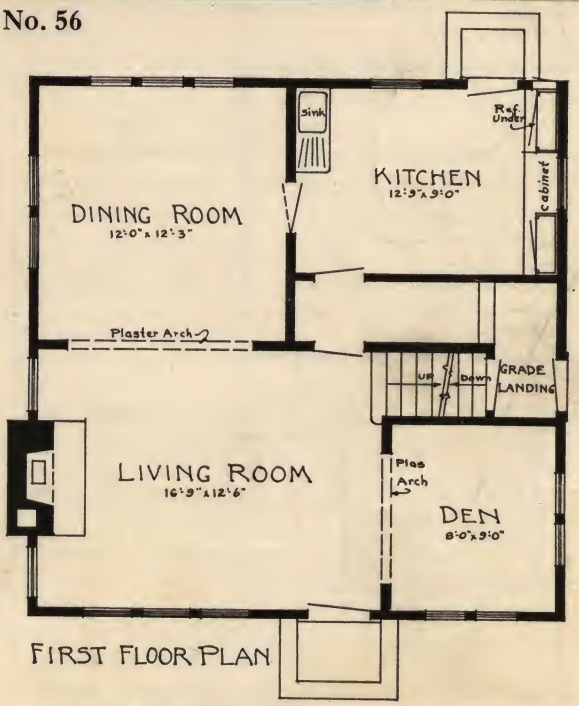
Design No. 56



SECOND FLOOR PLAN



FIRST FLOOR PLAN

An exceptionally well designed English type house, 26x26, finished in stucco with variegated shingles on its beautifully gabled roof. It can be placed to advantage on a narrow inside city lot. The wide plaster archway between the dining room and living room gives an idea of openness and makes the inside look larger than it actually is. The house has seven rooms; the den is a feature in this plan. Each bed room has plenty of light and cross ventilation, and there is plenty of closet space.

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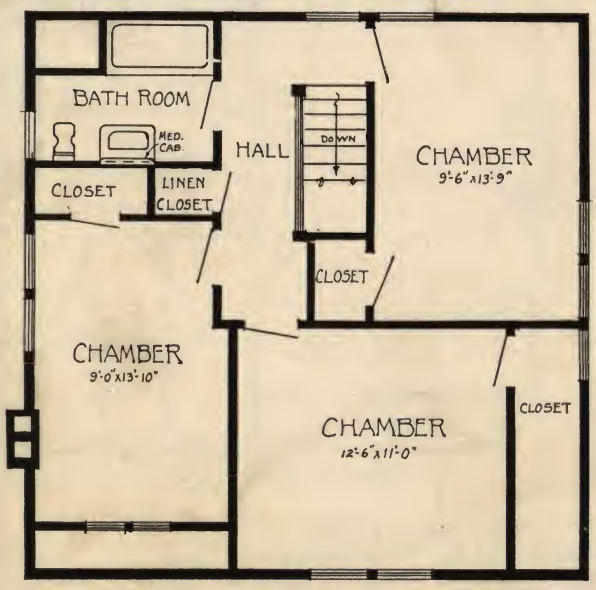
Design No. 16

ENGLISH. This house is 26x26, a strictly English design, and is very beautiful. The interior arrangement is perfect, considering the exterior dimensions of the house. It is attractive and Convenient.



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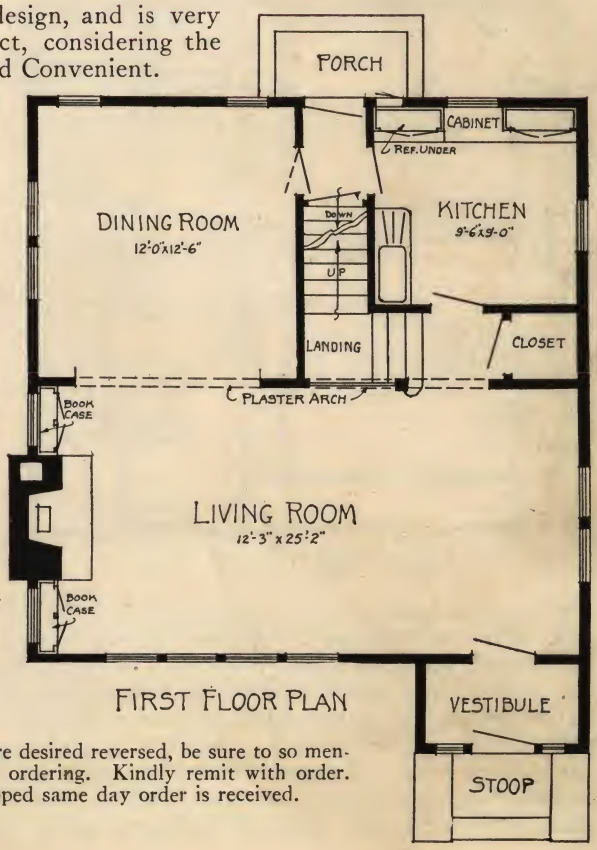

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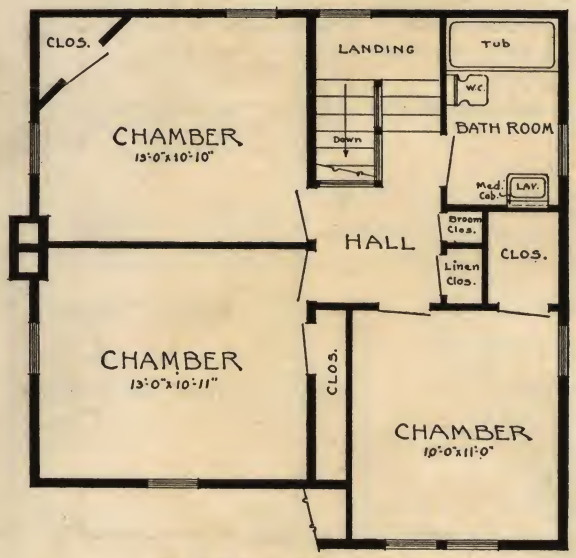
Design No. 44



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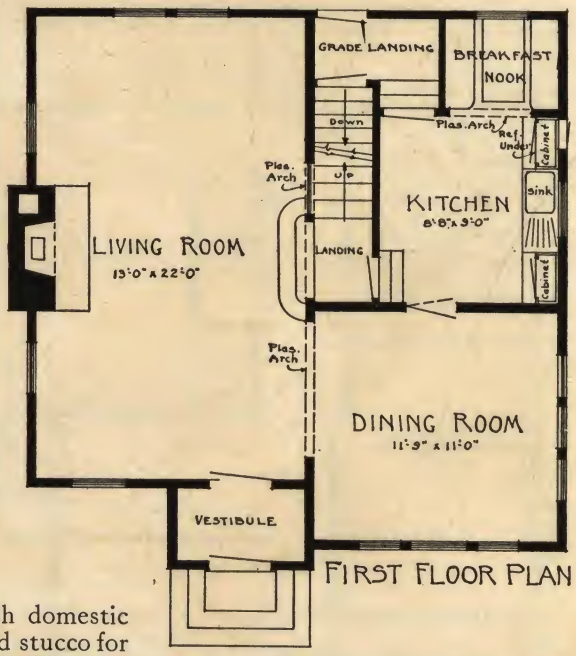

FIRST FLOOR PLAN

A six room house, 26x26, patterned after the English domestic style of architecture. The construction is frame and stucco for the exterior finish, with half timbers in the gable ends. The sloping roof with variegated shingles, the half timber effect, the brick water table, brick steps to entrance are used to carry out the English spirit. There is a very practical arrangement of the interior, with its large living room and fire place, dining room to the front, combination stairway from living room and kitchen. And we have three chambers on the third floor, all with ample closet space. A linen closet and broom closet have been planned. This is a desirable home.

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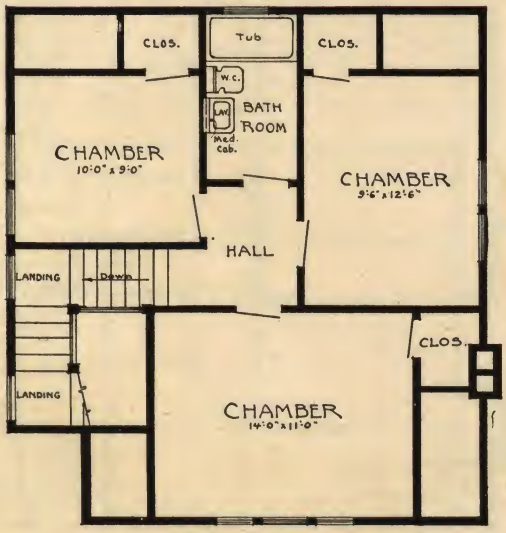
Design No. 48



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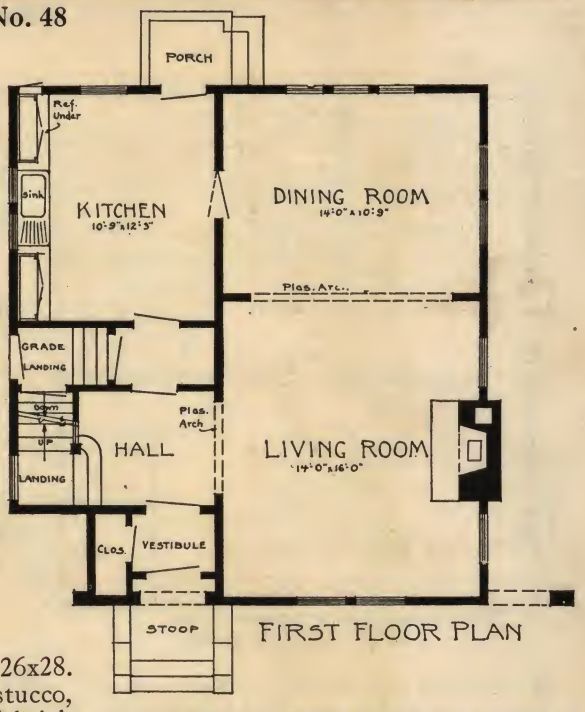

FIRST FLOOR PLAN

An English type home of charm and distinctiveness, 26x28. The exterior color combination of reddish gray stucco, roof of variegated shingles, dark brown trim, dark red brick entrance and foundation is pleasing; but there are other attractive ways to finish this house by varying these color combinations. The first floor has a different arrangement. A vestibule is provided which opens to the hall, with the living room to the right and the stairs to the left. The living room and the dining room together run the full length of the house. There are three chambers of fair size and bath room on the second floor. This house is a type of architecture much in demand.

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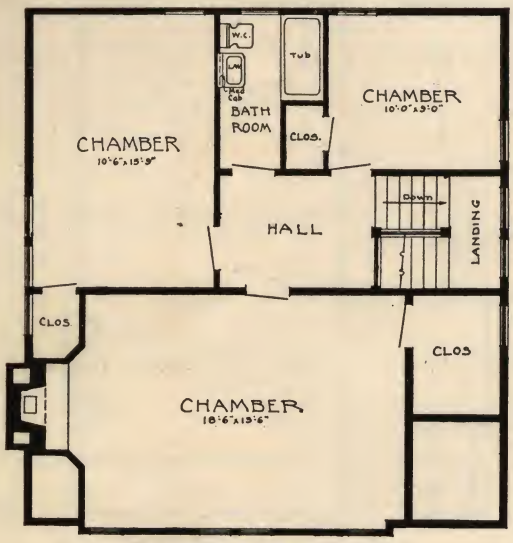
Design No. 54



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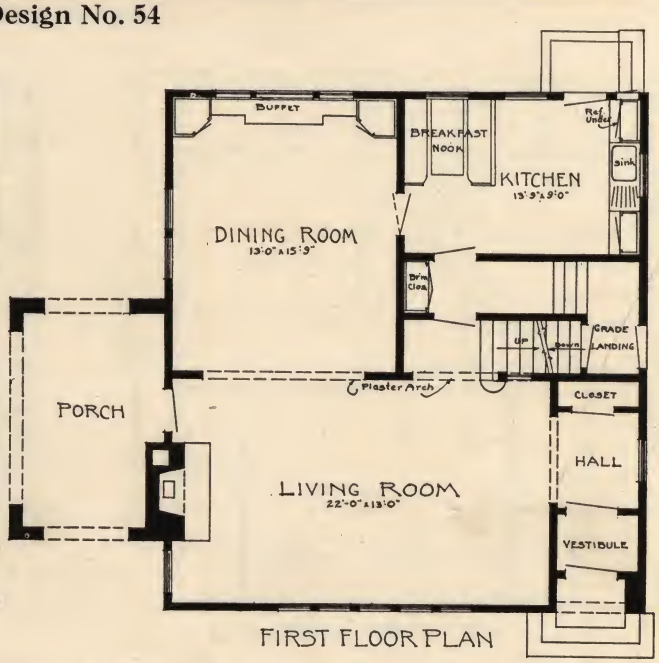

FIRST FLOOR PLAN

THIS is an artistic English design, 28x32, exclusive of side porch. Its architecture reminds us of the old types constructed in England several hundred years ago. The houses built then were of sharp broken ashlar and heavy half timbers. This design has been modernized, but still retains the architecture true to its type. The house has large living room with fireplace, French door to side porch, dining room with buffet and china closet, and a well arranged kitchen with breakfast nook. The side porch can be made into a sun room. The second floor has one extra large chamber with fireplace, and two more chambers of fair size.

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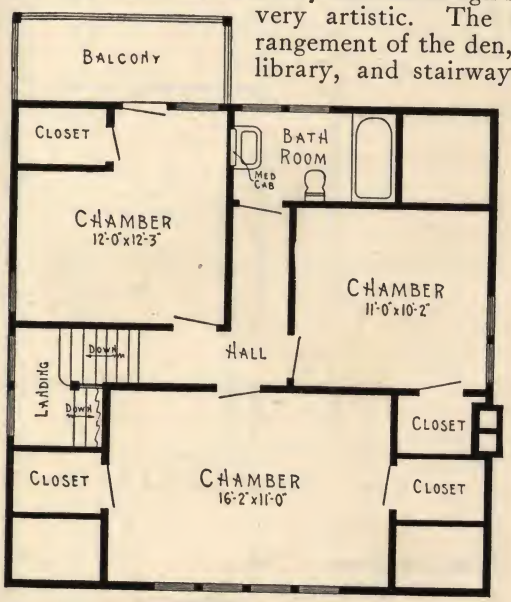
Design No. 35

ENGLISH. This house is 28x28, exclusive of sun room. It is a very unusual design but very artistic. The arrangement of the den, or library, and stairway is most unique. The large living room, sun room and the dining room adjoining it, are all conveniently placed. Beam ceilings and built-in features may be eliminated, if desired.



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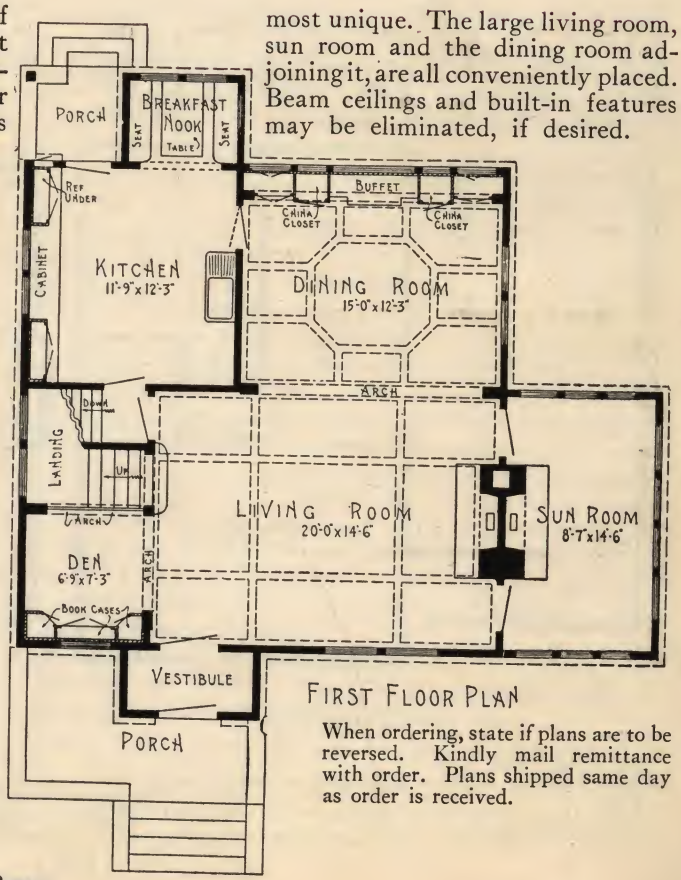

FIRST FLOOR PLAN

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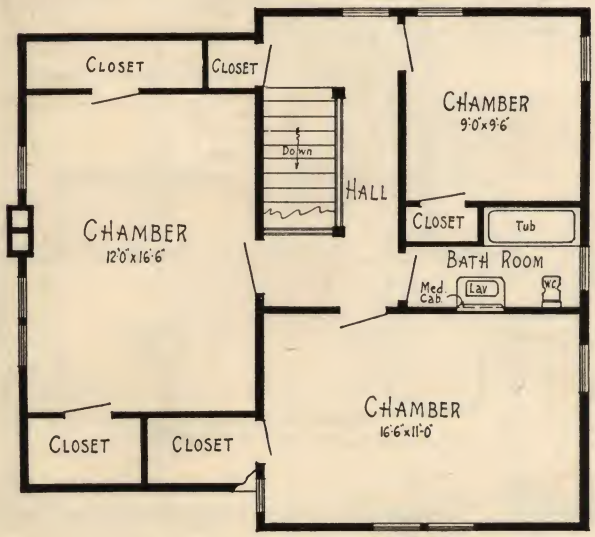
Design No. 14

ENGLISH. This house is 27½x30, a very unusual type of English design. Brick water table extends around base of house, with stucco above. The interior arrangement is practical and complete. Rooms are all good size. Another convenient feature is the combination stairway leading from living room and also from breakfast room. Nothing has been overlooked in this design to make it modern in every respect.



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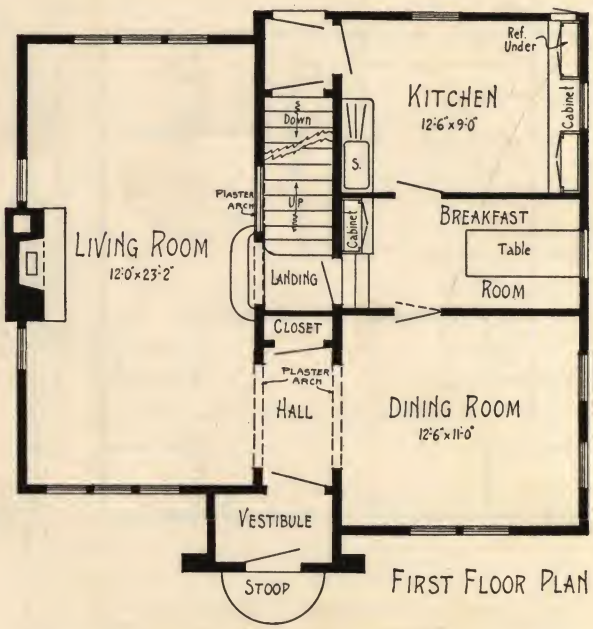

FIRST FLOOR PLAN

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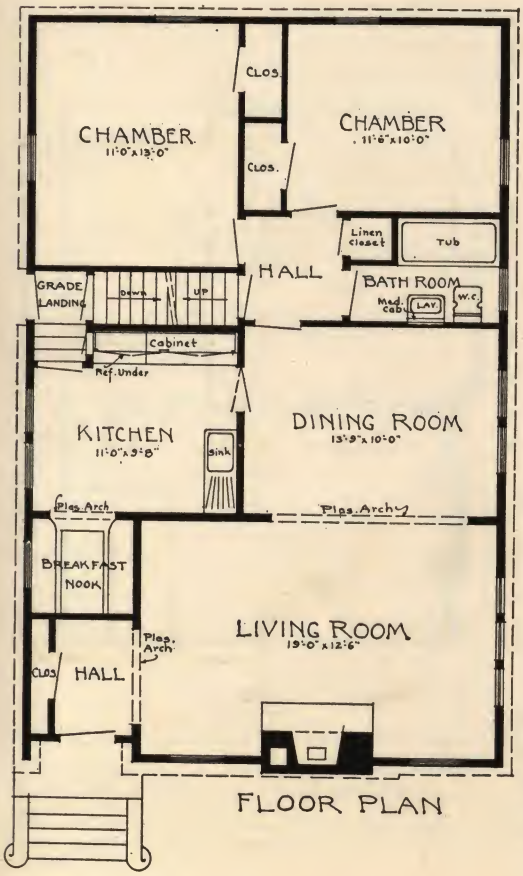
Design No. 52



FLOOR PLAN

A VERY unique bungalow, 26x40 in size. Most everyone, in deciding to build, wants a house which is different from the ordinary. This English type semi-bungalow gives an opportunity to deviate from the common to the elite, and secure a very artistic result. The craggy broken ashlar is limestone, blue and yellow, laid flatwise, with gray stucco and variegated asphalt shingles on the roof. The location of the chimney in front makes it an important element in the design, and gives the fireplace an unusual position in the living room.

The interior is well arranged and practical. Note the front hall with coat closet, large living room, 19'x12'6". Then there is a cheerful, fair sized dining room, and kitchen with breakfast nook. There is a refrigerator placed for icing from hallway, with grade entrance at side leading to kitchen and to basement. There is plenty of space for kitchen cabinet and a convenient position for the sink and stove; this kitchen arrangement is planned to save steps for the housewife. Two commodious chambers with closets are connected into the center hall, from which you can enter the bathroom. A stairway to the second floor leads up from this center hall; two rooms here may be finished off if desired, and still leave large space for storage purposes.

Oak, fir, or birch may be used for interior finish; and may be finished in any manner, as the specifications are drawn so as to give the owner his own choice.

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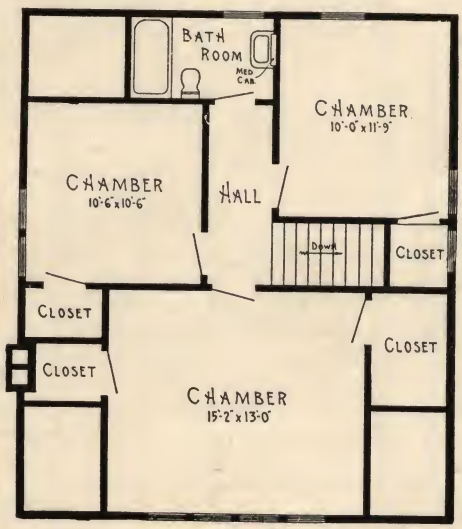
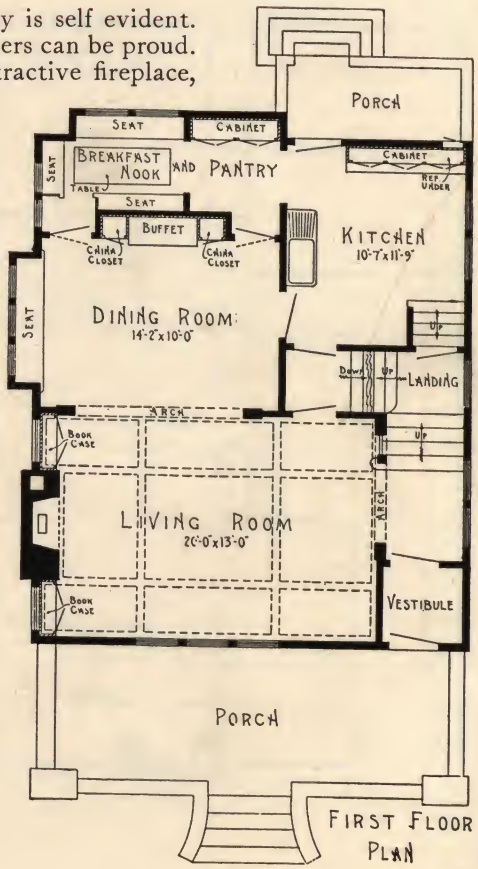
Design No. 27

SEMI-BUNGALOW. This semi-bungalow is 26x30. Its beauty is self evident. It is a house of which the most discriminating of home owners can be proud. Some of the features are the long living room with its attractive fireplace, the combination stairway, the breakfast nook, which can be entered from either the kitchen or the dining room.

The flower boxes, when filled with bright-colored flowers, will add to the charm of the exterior. Many a restful summer evening will be spent on the large front porch.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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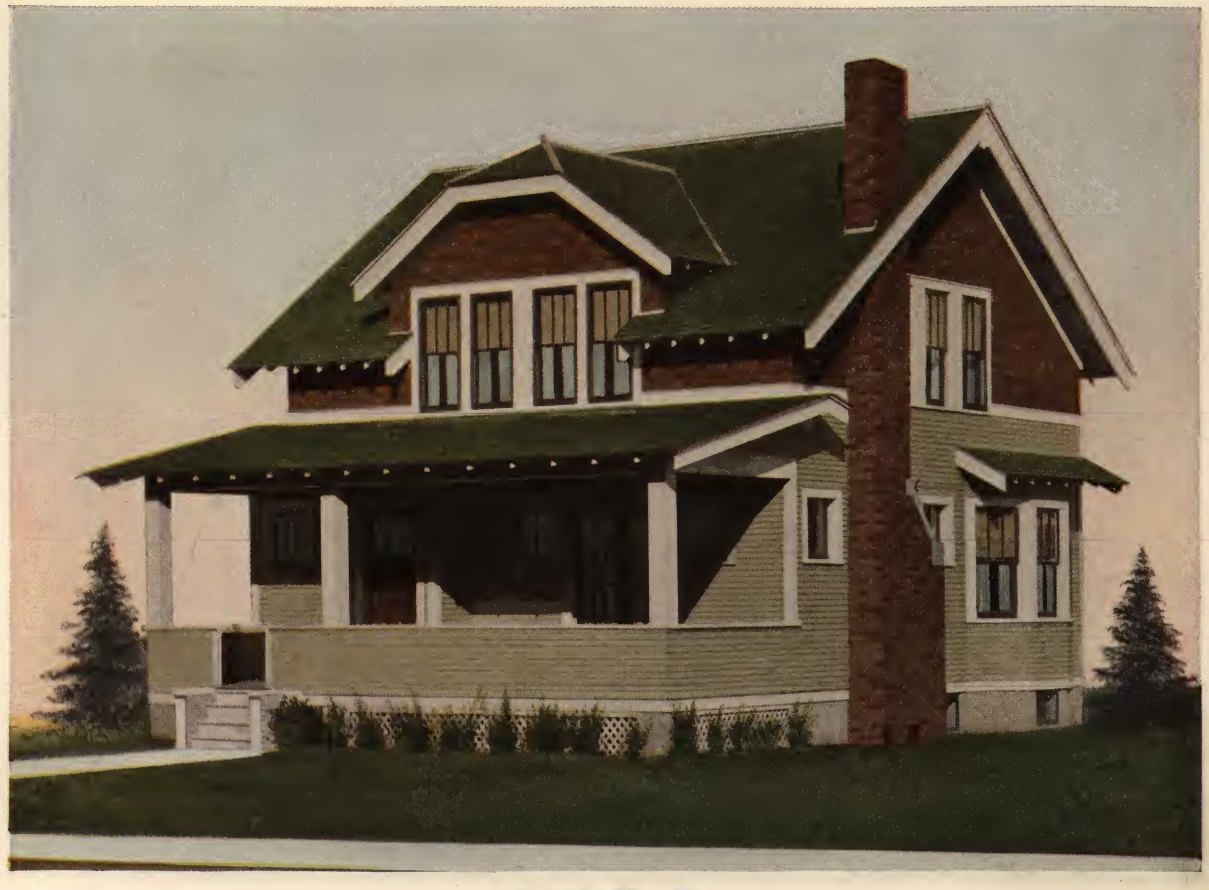
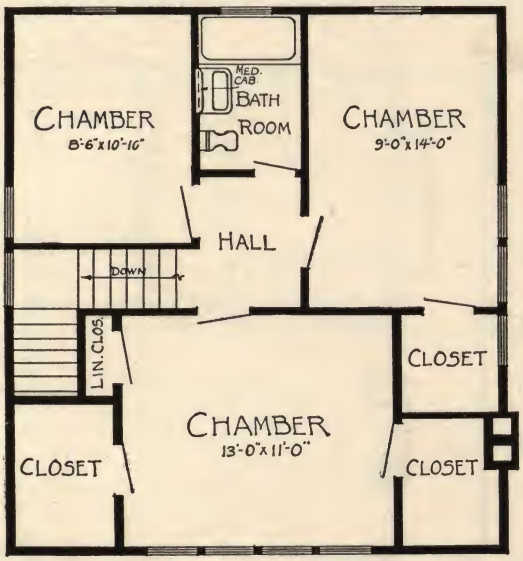


Design No. 40

SEMI-BUNGALOW. This semi-bungalow is 24x26. It has the reception hall feature which so many desire. Windows may be substituted for French Doors leading to porch. Space limits our description. Study the plan.



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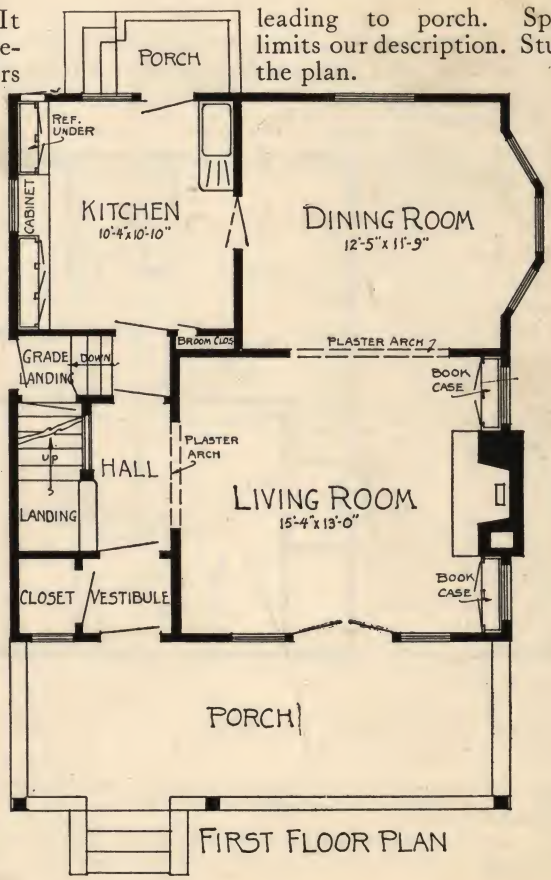

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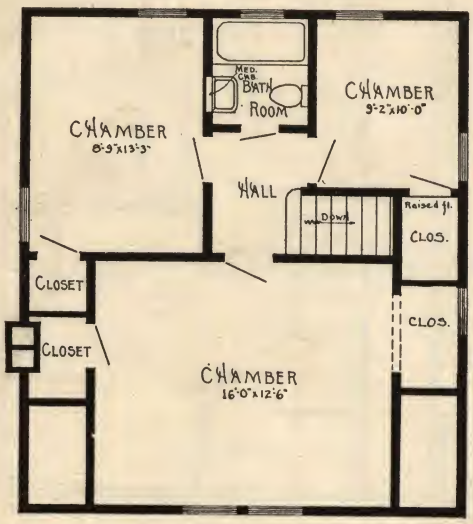
Design No. 151

SEMI-BUNGALOW. This very attractive semi-bungalow, 24½x27, is artistic and beautiful and meets with approval everywhere. Even a casual examination of the plans will disclose reasons for this popularity. Would that you could examine the actual house with its sun room, large living room and dining room, with French doors and large arched opening between them. To describe such an interior is so much less impressive than to show it to you and let it speak for itself.

The second floor is well arranged and has ample closet room. Every available inch of space in this house has been utilized to the best advantage.



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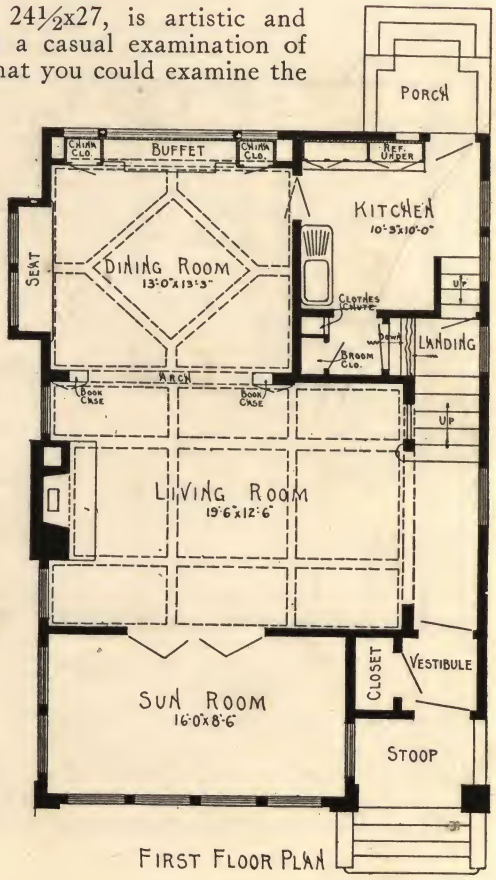

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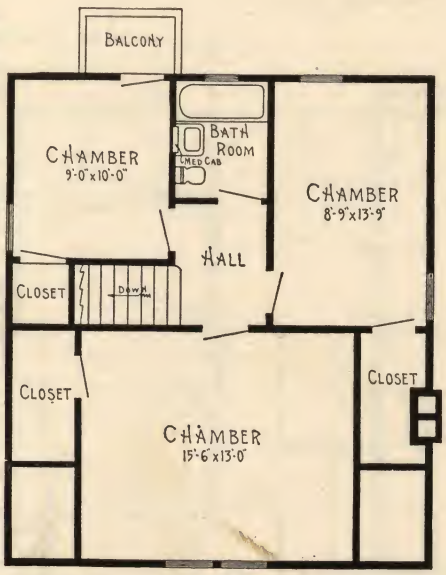
Design No. 5

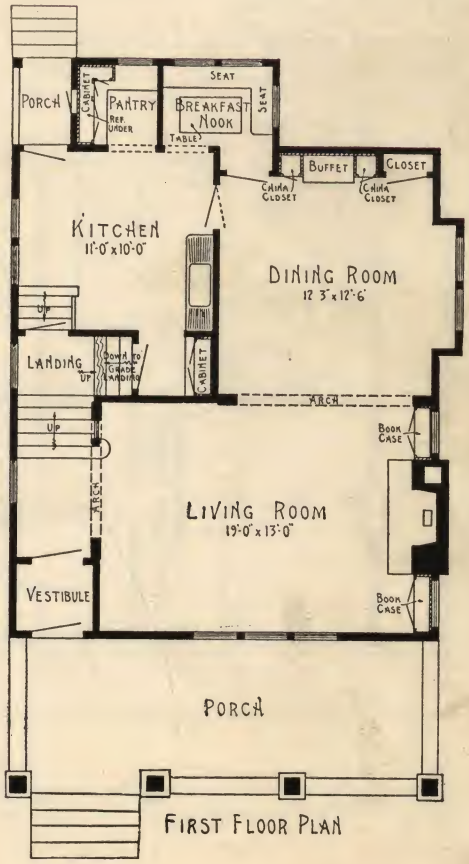
SEMI-BUNGALOW. This attractive semi-bungalow is 24½x28. This particular design enjoys well-merited popularity.

Note especially the many exceptional interior features—the breakfast nook, combination stairway, balcony for airing bed clothes, ample closet room. The house is complete and convenient in every respect and, considering its dimensions, the rooms are of good size and well arranged.

This is a house which any family will soon convert into a comfortable home. One can get more satisfaction out of owning it than he could possibly get out of thousands of dollars worth of cancelled rent checks.



SECOND FLOOR PLAN



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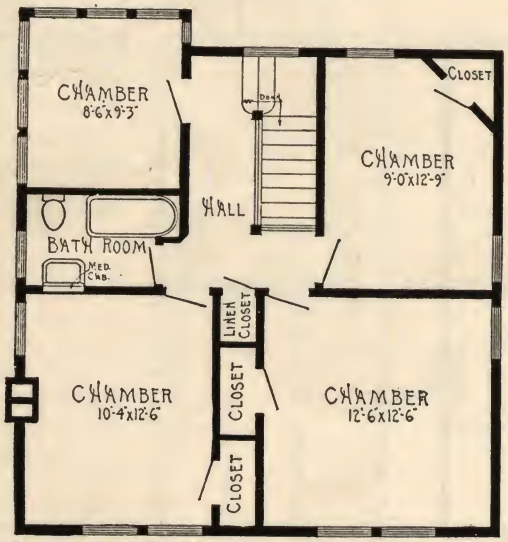
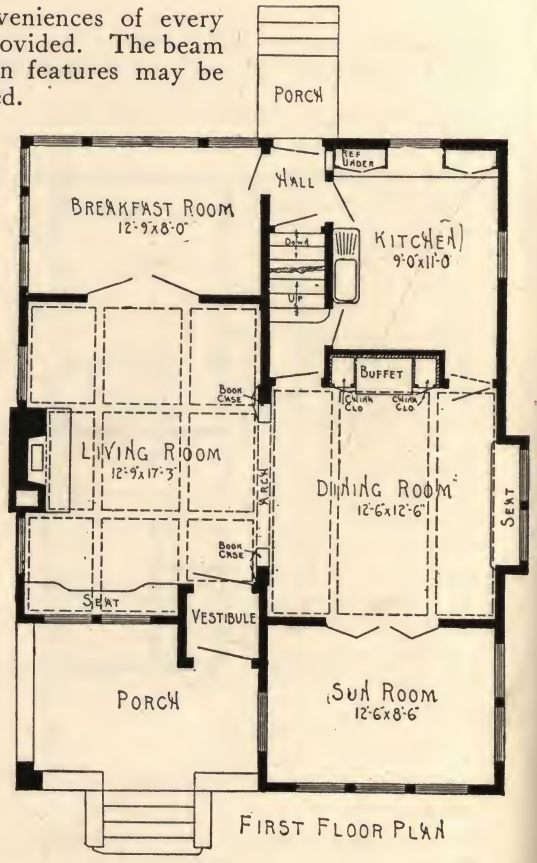
Design No. 215

SEMI-BUNGALOW. This semi-bungalow is 26½x28½, exclusive of sun room and porch. It is a very unusual design and presents a striking appearance from all sides. The interior is well arranged and conveniences of every nature have been provided. The beam ceilings and built-in features may be eliminated, if desired.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List **$22.50**

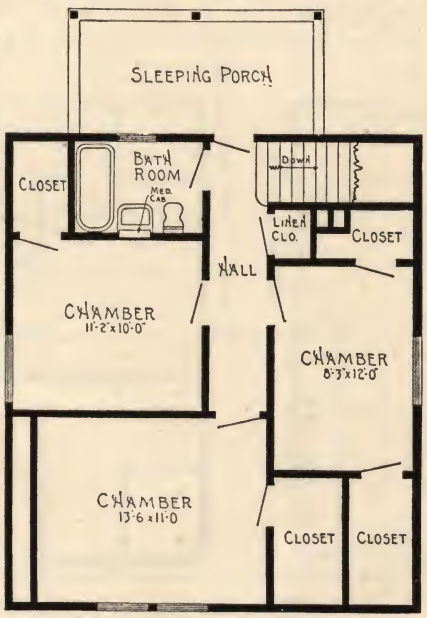
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

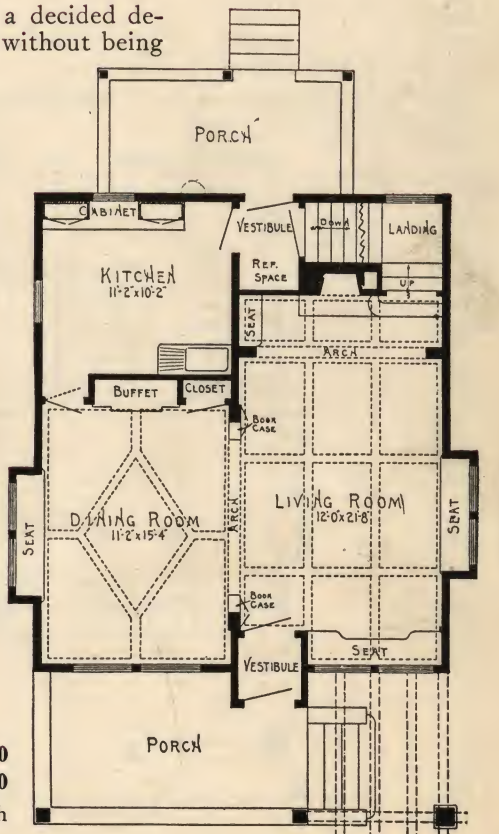
Design No. 23

SEMI-BUNGALOW. This artistic semi-bungalow, 24½x28, is a decided deviation from the usual house of this type. It is different, without being bizarre; distinctive without going to extremes. Out-of-door people will particularly appreciate the large second-floor sleeping porch at the rear of the house. On quiet porches of this kind out under the stars sound sleep comes quickly and one awakens really refreshed and ready for the opportunities of the day.

All modern, up-to-the-minute features have been provided in the plans for this home. The beam ceiling and built-in features may be eliminated, if desired.



SECOND FLOOR PLAN



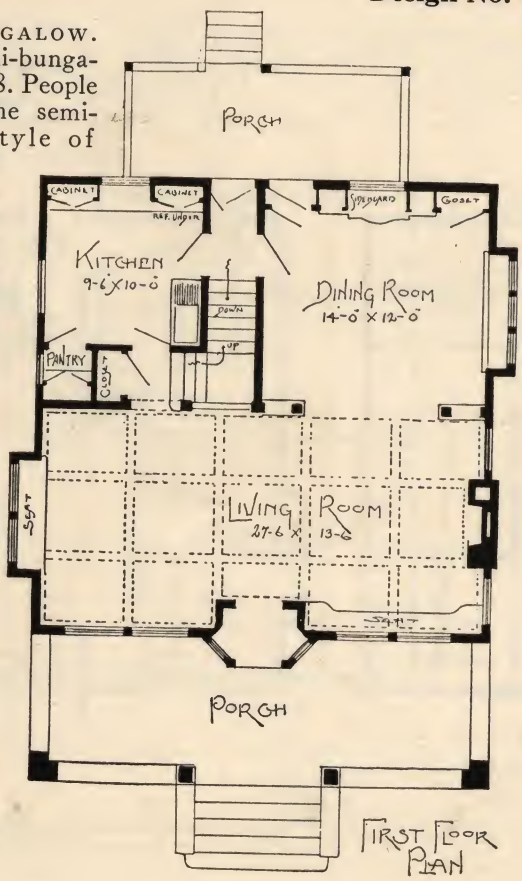
FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List.... **$25.00**
Additional sets, each..... **3.00**

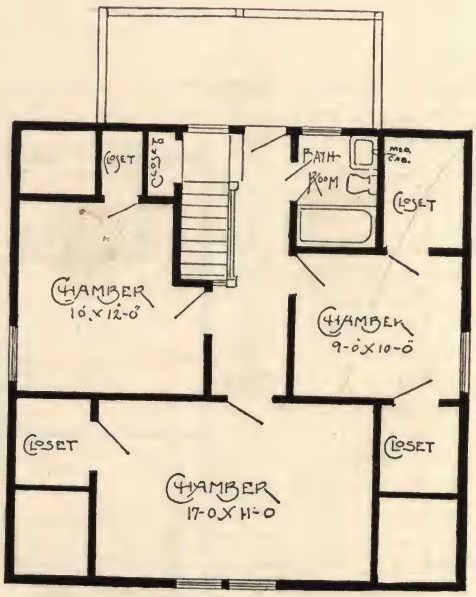
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 47

SEMI-BUNGALOW. This semi-bungalow is 28½x28. People who favor the semi-bungalow style of dwelling will find it interesting to study closely the perfectly arranged interior of this home.



FIRST FLOOR PLAN



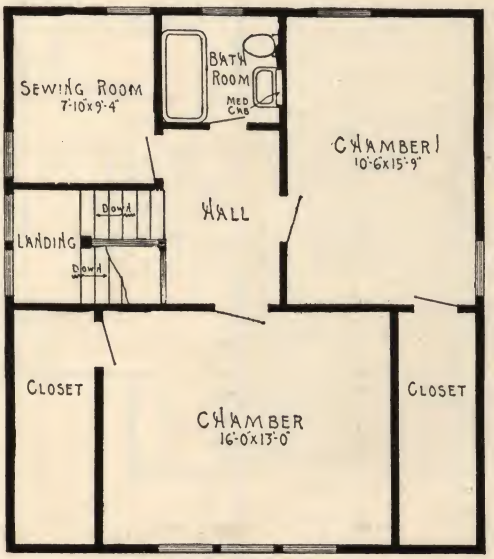
SECOND FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List **$22.50**
Additional sets, each..... **3.00**

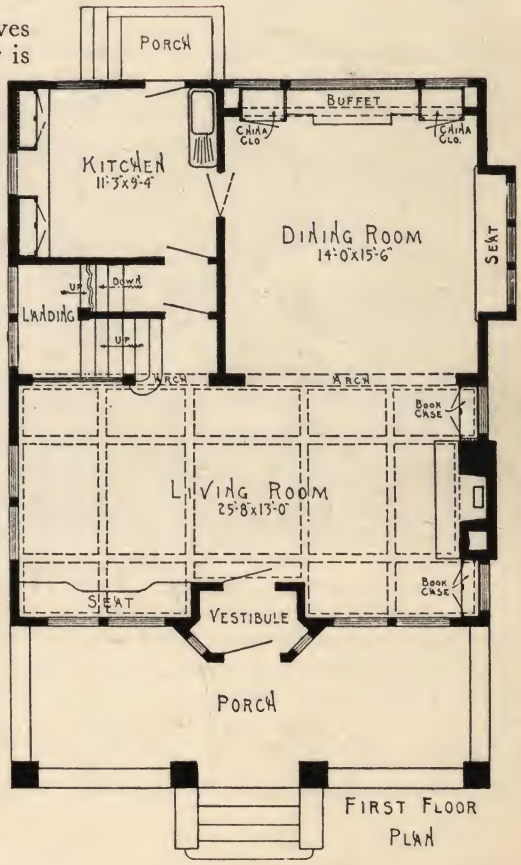
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 257

SEMI-BUNGALOW. This semi-bungalow, 26½x30 well deserves its popularity. The first feature to impress the visitor is the spacious porch—a boon to the apartment dweller who in the summer time has felt the need of just such a haven. Entering the house, one notices an artistic arch opening leading from the large living room to the dining room and another leading to the stairway. The entire house has been planned with an eye to comfort as well as attractiveness. The interior plans include many up-to-the-minute conveniences. Beam ceiling and built-in features may be eliminated, if desired.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List **$20.00**
Additional sets, each **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 50

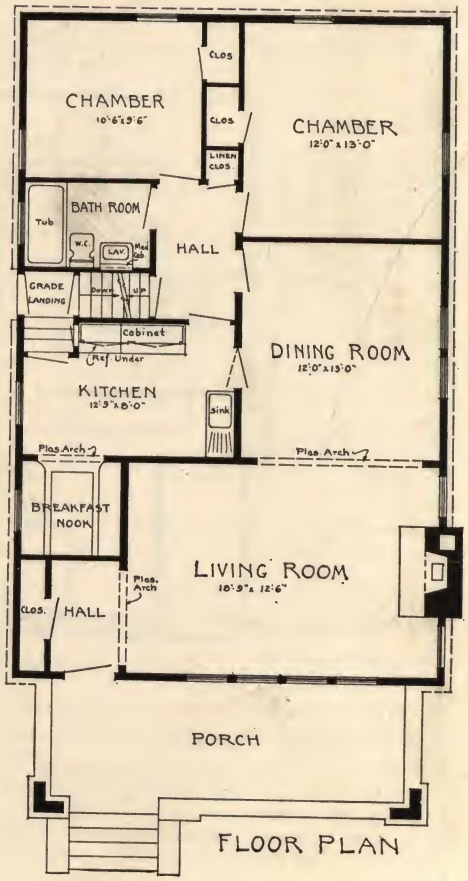
THIS semi-bungalow is 26x40. Its exterior appearance has a feeling of stability, as well as of beauty. If the plans are strictly carried out, they will produce a most satisfactory home. Brick and stucco are used on the exterior walls, and asphalt shingles on the roof. There is a well arranged and convenient floor plan, similar in some respects to Design No. 52. We have the front hall with coat closet; a plaster arch leading to the large light living room, fire place in living room and gothic arch leading into dining room. When properly finished and decorated it will produce a very striking appearance.

There is a side grade entry at the left to kitchen and basement. Kitchen has breakfast nook, cabinet provided with drawers, bins, closets and shelves, and a refrigerator space for icing from hall. The sink is conveniently placed; and the arrangement is so planned as to make it most convenient for the housewife or maid.

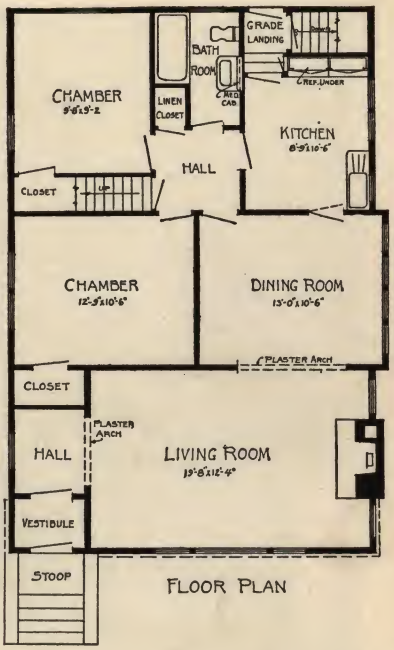
The chambers are commodious and the windows are so placed that beds and dressers may be placed in various positions. There is good closet space. Note that the bedrooms have cross drafts, so much to be desired in warm weather. All rooms lead into the center hall from which you can enter the bathroom. A stairway to attic is provided in which two or three rooms may be finished off if desired. The interior woodwork should be of oak, birch or fir, finished in Old English, Mahogany, Ivory, Walnut or natural.

The basement extends under entire house and is provided with laundry tubs, vegetable cellar and coal bin. Either hot water or hot air may be used for heating this home.

Price for one complete set of Plans, Specifications and Material List.. **$17.50**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



FLOOR PLAN



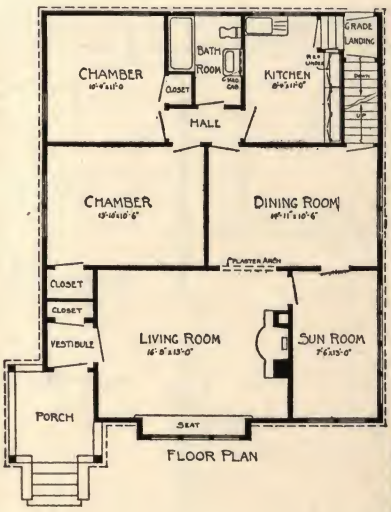
Design No. 106

THIS bungalow is 26x38, a very attractive and out of the ordinary design. The exterior is smooth stucco. A careful study of the floor plan will convince you of a most excellent arrangement in every particular, as up-to-date features are provided throughout.

The basement extends under entire house, with rear grade entry, also large attic with stairway from the center hall.

Price of one complete set of Plans, Specifications and Material List **$15.00**
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



Design No. 110

THIS beautiful bungalow is 30x36. It is brick from grade to under side of windows, with smooth stucco above. The interior, with large living room, fire place, and plastic Gothic arch between it and dining room, with French doors leading from both to sun room, produces a wonderful effect. The rear center hall leading to all rooms is another admirable feature.

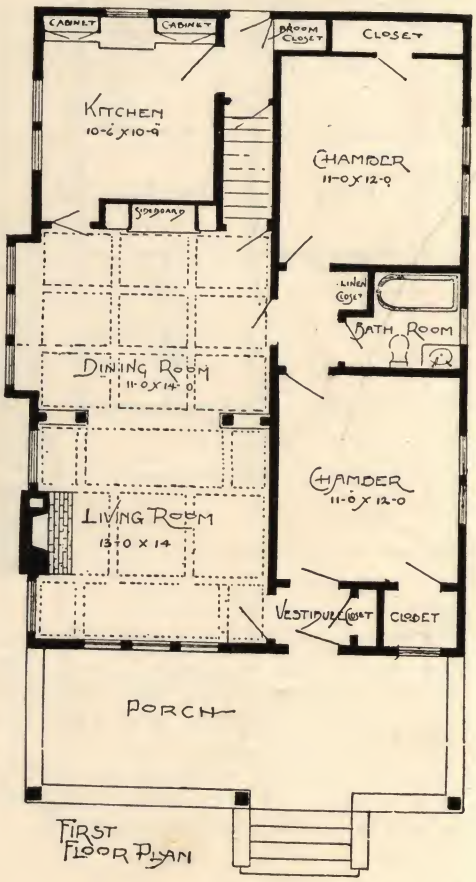
Basement under entire house with rear grade entry, large attic. Every convenience is provided for.

Price of one complete set of Plans, Specifications and Material List **$15.00**
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

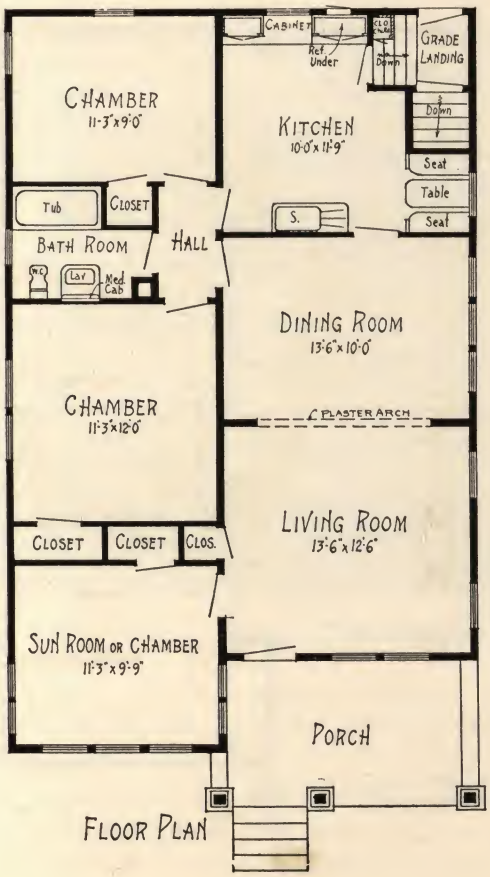
Design No. 55

THIS five room bungalow is 26x38 feet, with concrete foundation under the entire house. The plans provide for a 27-inch cement water table extending around the entire house, with stucco from water table to belt course. Shingles are used above, also on the roof. This design retains the low effect so much desired in bungalow construction. The interior arrangement is practical and convenient. The living room, dining room and vestibule are finished in oak or birch. It has a fireplace, bookcases, plaster Gothic arch between living and dining room. Spacious interior effect. A kitchen cabinet with all necessary equipment including refrigerator space for outside icing, linen closet with drawers and shelves, medicine cabinet in bathroom with mirror and broom closet are all provided for in this plan. The chambers, bathroom and hall are finished in birch or fir, white enameled, doors are stained mahogany. The basement has a plastered laundry with tubs and floor drain, vegetable cellar with bins and shelves, dustproof coal bin with cast iron coal chute. Electric wiring throughout with base switches for vacuum cleaner. The modern plumbing fixtures have latest improvements. As this bungalow has much attic space, two large rooms could easily be finished and still have ample space for store room. Hot water or hot air can be used.



Price of one complete set of Plans, Specifications and Material List. . **$15.00**
Additional sets, each **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 42



FLOOR PLAN

THIS bungalow, 26x41, has a concrete block foundation under the entire house. The exterior walls are of narrow siding and shingles in gable, with green stained shingles on roof. The interior is exceptionally well planned, as well as convenient. It is a plan which can be adjusted to meet the requirements of a fairly large family, by using the room, designated as sun room, as a chamber. On the other hand, if only two chambers are desired, this room is admirably situated for a sun room. If it is used, you can eliminate the door and have either arch opening or French doors. Besides this sun room, you can have a cozy porch, screened in summer and sashed in winter. The living room and dining room are of good size, with plaster arch between them. The kitchen, has a breakfast nook, kitchen cabinet with refrigerator space for outside iceing, also grade entry to basement.

The center hall, leading to kitchen, chambers, bath room and dining room is another admirable feature in this plan.

The woodwork may be fir, birch or oak, finished walnut, old ivory, mahogany, or old English. Chambers should be white enamel with doors stained mahogany.

The basement has laundry tubs, vegetable room and coal bin. Hot water or hot air heat may be used.

Price of one complete set of Plans, Specifications and Material List..**$17.50**
Additional sets, each..... **3.00**

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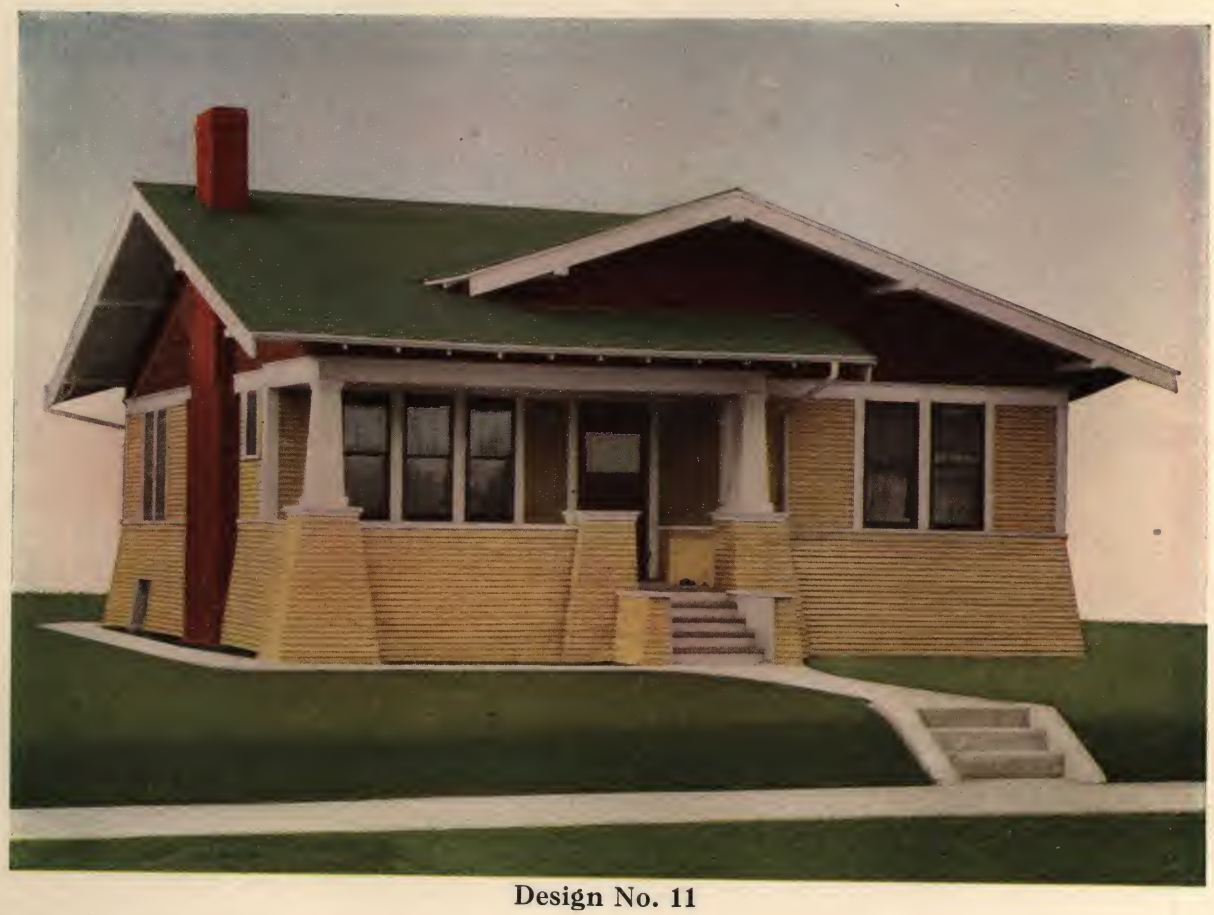
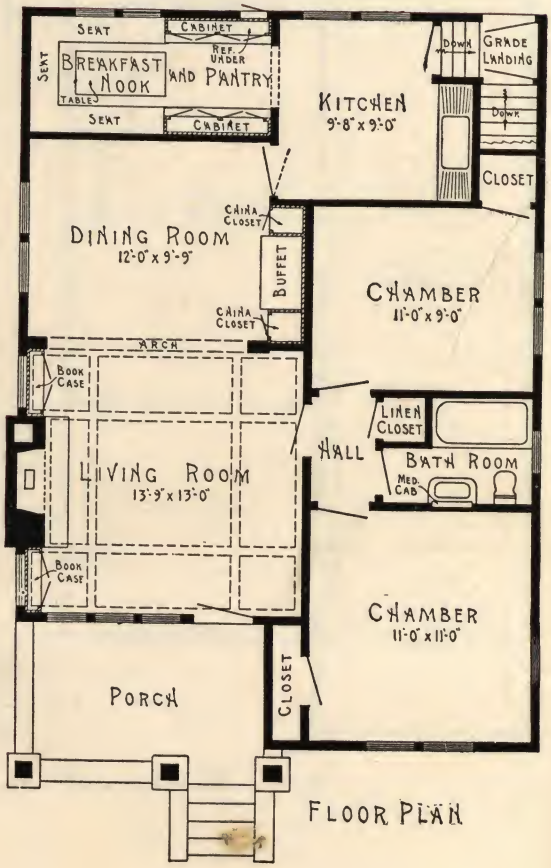


Design No. 11

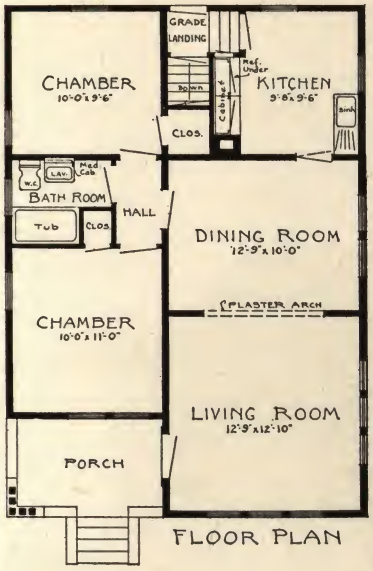
THIS bungalow, size 26x36, including porch, is artistic and yet simple in construction. Basement under entire house, either of poured concrete or cement blocks. The exterior is of narrow siding from grade line to belt course with singles in the gables. A great deal has been accomplished in the interior planning, considering the size and number of rooms as compared to the ground area. The breakfast room and pantry are embodied in this plan. The interior arrangement is both practical and beautiful. The living room has a fire-place, flanked by book-cases, and there is an arch between living room and dining room. Gives a spacious interior. Built in features may be eliminated. The center hall leading from living room and connecting chambers and bathroom gives a privacy so much desired in bungalow construction. The finish in living room and dining room can be oak, or fir finished old English, or birch, stained mahogany. The hall, chambers, bath, kitchen, breakfast nook and pantry should be finished old ivory with mahogany stained doors. Hot water or hot air heat, also modern plumbing fixtures, including built in bath tub. Laundry tubs and dust proof coal bin are provided for in basement.

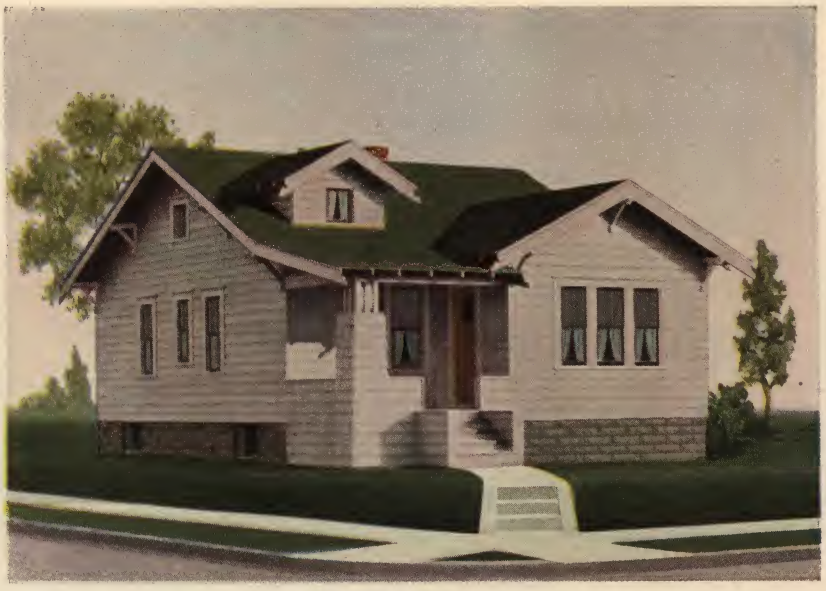
Price of one complete set of Plans, Specifications and Material List **$17.50**
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



FLOOR PLAN

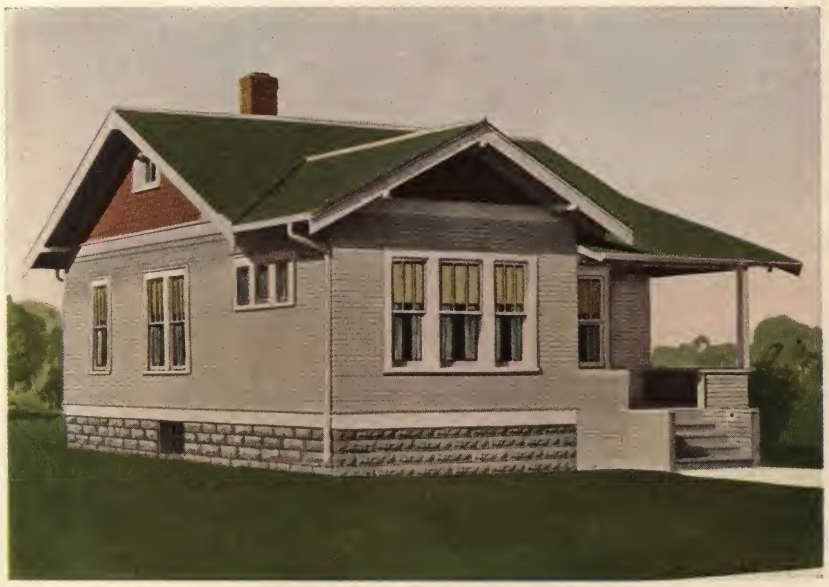




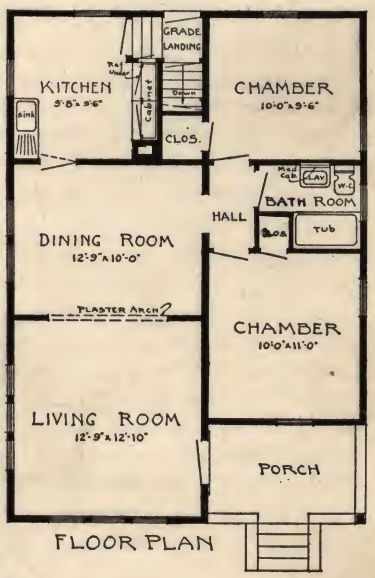
Design No. 122

DESIGN No. 122. Frame bungalow, size 24x34, extreme dimensions, including front porch. It has sufficient artistic lines to make it different from the general type of bungalows. Its rectangular shape permits a spacious and excellent arrangement of rooms. It can be built on a 35 foot lot if necessary. The blue prints call for all modern conveniences; this is a comfortable little bungalow which will meet the requirements of most families.

Price for one complete set of Plans, Specifications and Material List.....**$12.50**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

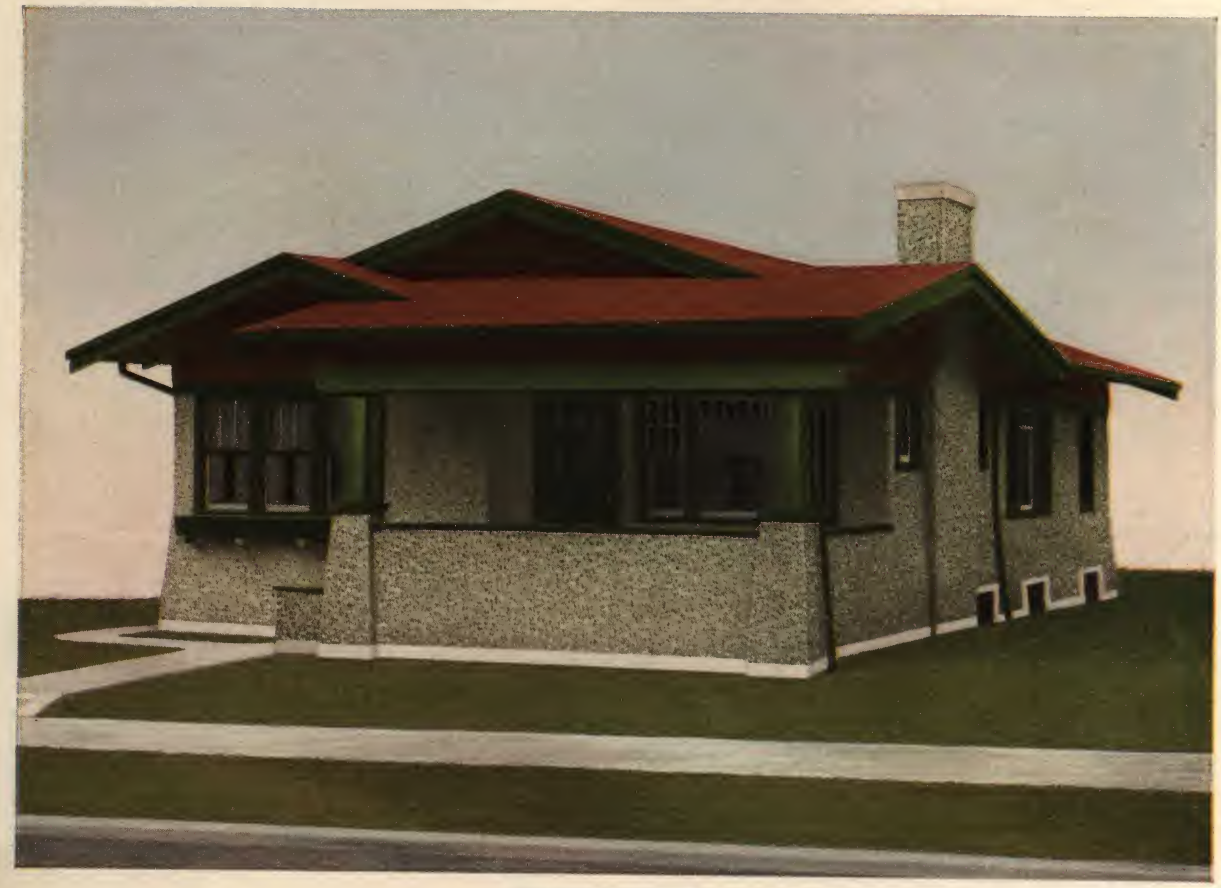


Design No. 124



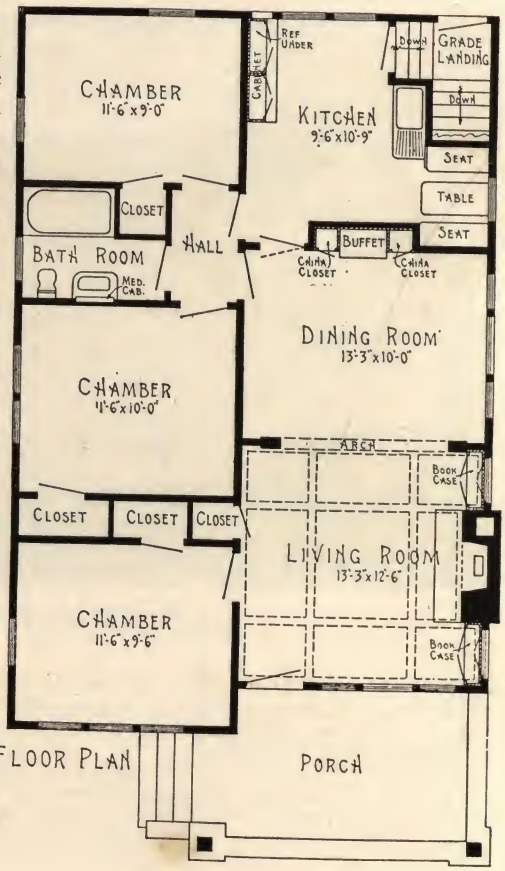
DESIGN No. 124. Frame bungalow, 24x34. This house is the same size as the one shown above. The floor plans are exactly the same, but reversed, and the size of the rooms are the same. Note that both have the grade entrance to rear, and have attic space. This design is always staple, and if in a good location can readily be converted into cash, for it is economical to build. For an inexpensive bungalow here is a good one.

Price for one complete set of Plans, Specifications and Material List.....**$12.50**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



Design No. 49

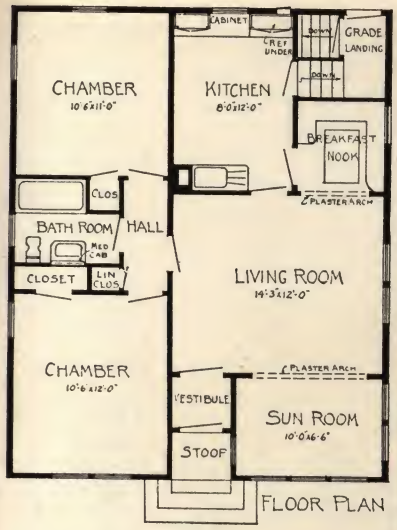
This bungalow is 26x38 and is a California style design. The exterior is very striking and unique, yet simple in construction. An eight-inch smooth troweled water table extends around entire house, with stucco above to belt course, and shingles in the gables. The roof is covered with shingles. The interior, as will be noticed, provides for three chambers, which is a rare accomplishment in bungalow construction, considering the small ground area this house occupies. The living room with large fireplace, having bookcases on each side, arch between living room and dining room, contribute to produce an effective interior. Beamed ceiling and built in features may be eliminated. The center hall connects two chambers, bath room, dining room and kitchen, which is an excellent feature. The kitchen is provided with cabinet having refrigerator space for outside icing, breakfast nook, with table and seats, and door to grade landing, leading to basement and outside. Head room for stairway to basement is provided for under seat in breakfast nook. The finish in living room and dining room may be oak or fir, old English finish, or birch, stained mahogany. The balance of house may be birch or fir, old ivory finish, with mahogany stained doors. Basement under entire house, provided with laundry tubs and dust proof coal bin.



FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List . . **$17.50**
Additional set, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



Design No. 114

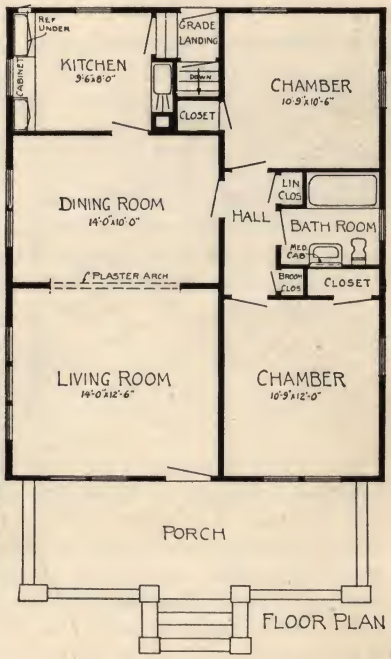
BUNGALOW. This cozy bungalow is 26x32 over all. For a man of modest means, this is an ideal home.

The interior includes a living room, kitchen, two chambers, sun room, dinette and bath room, grade entry to basement and ample closets. All conveniences are provided and the home is complete in every detail.

Stucco or siding may be used on outside walls. Hot air can be used to advantage in this bungalow.

Price of one complete set of Plans, Specifications and Material List.....**$12.50**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 116



BUNGALOW. This neat and attractive bungalow is 26x32. The outside walls are stucco. The interior arrangement is excellent. The rooms are all of good size and conveniently placed. All modern features have been provided. There is a basement under the entire house, and a grade entrance at rear. Can be finished in oak, birch or fir, with any finish desired.

Hot water or hot air heat can be used in this bungalow.

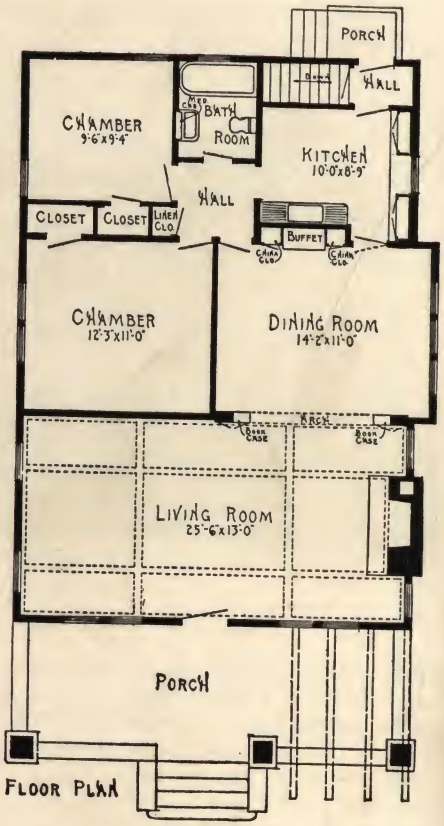
Price of one complete set of Plans, Specifications and Material List.....**$15.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

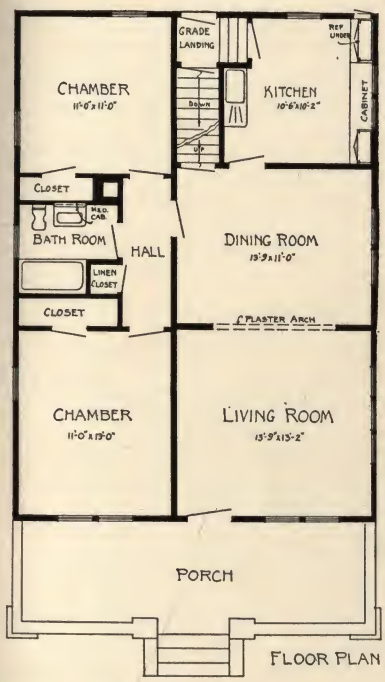
Design No. 79

THIS bungalow is 26½x38 feet and a Southern California type. The exterior with cobble stone porch and chimney produces a charming effect. Aside from the porch and chimney, a 27-inch cement water table extends around entire house, having drop siding from water table to under side of window and lap siding to belt course. Shingles are used on the gables and roof. A pergola effect on part of front porch is striking and permits the planting of vines and ramblers. The interior arrangement is most ideal, having an immense living room with fireplace, arch between living room and dining room. The arrangement of the chambers, bathroom and kitchen, all connected with center hall, with entry to dining room is very practical. The cabinet in kitchen is provided with shelves, bins, drawers, cupboards and refrigerator space for outside icing. The living room and dining room are finished in birch or fir, stained dark. The kitchen, bathroom, chambers and center hall may be finished in birch or fir, white enameled with doors stained mahogany. Basement under entire house with concrete blocks, walls seven feet high, with smooth troweled floor. Provisions have been made for all conveniences, such as laundry, vegetable celler, dust proof coal bin and large area for drying clothes. The plumbing is modern and up-to-date. The color effect as brought out in this illustration is very appropriate. This bungalow may be heated with hot water or hot air.

Price of one complete set of Plans, Specifications and Material List.... **$22.50**
Additional sets, each..... **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.





FLOOR PLAN

Design No. 118

Price for one complete set of Plans, Specifications and Material List. **$15.00**

Additional sets, each..... **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

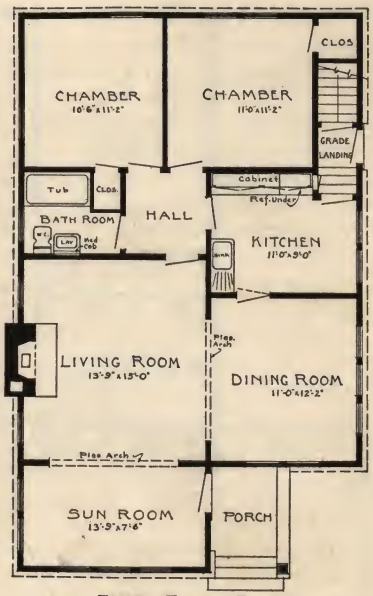
THIS stucco bungalow is 26x36, a very beautiful and unique design. Basement under entire house, with grade entrance at rear. The interior arrangement is practical and convenient, and all available space has been utilized. Attic is also provided.

Can be finished in any woods or finish desired.

Hot water, or hot air heat can be used.

This bungalow will appeal to the prospective home owners who want the maximum of comfort in a very reasonably-priced home.

Design No. 132



FIRST FLOOR PLAN

DESIGN No. 132. Brick and stucco bungalow, 26x34, exclusive of sun room. The red brick foundation, cream stucco walls, red asphalt shingles and olive green trim make a very pleasing combination. There is not an inch of waste space in the interior. Here we have the living room, sun room and dining room in front, which is a desirable feature to many. The bedrooms are in the rear; and the kitchen, hall and bathroom are in the center.

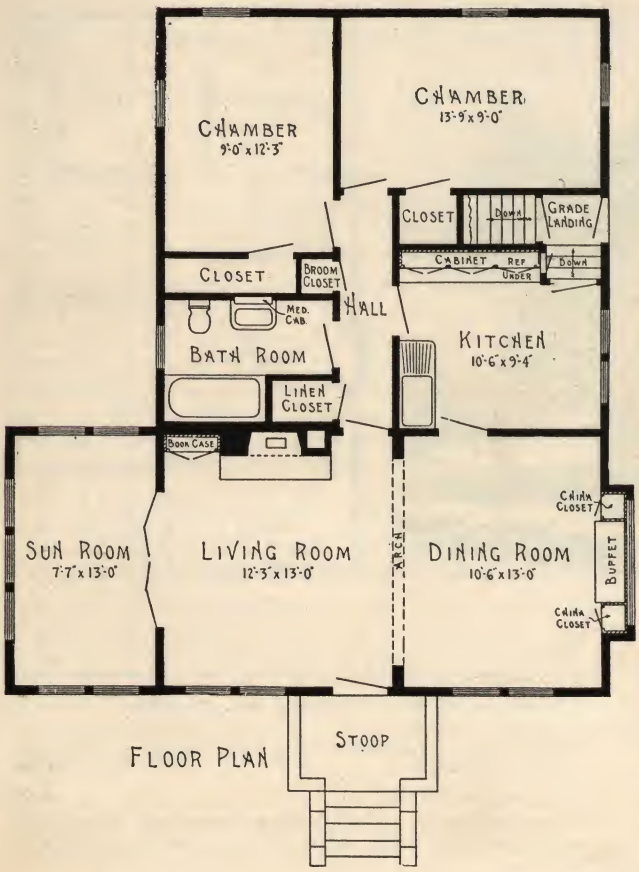
There is a nice space for a kitchen cabinet, and the refrigerator is easily reached from the rear entrance, without entering the kitchen.

Price for one complete set of Plans, Specifications and Material List..... **$15.00**

Additional sets, each..... **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 33



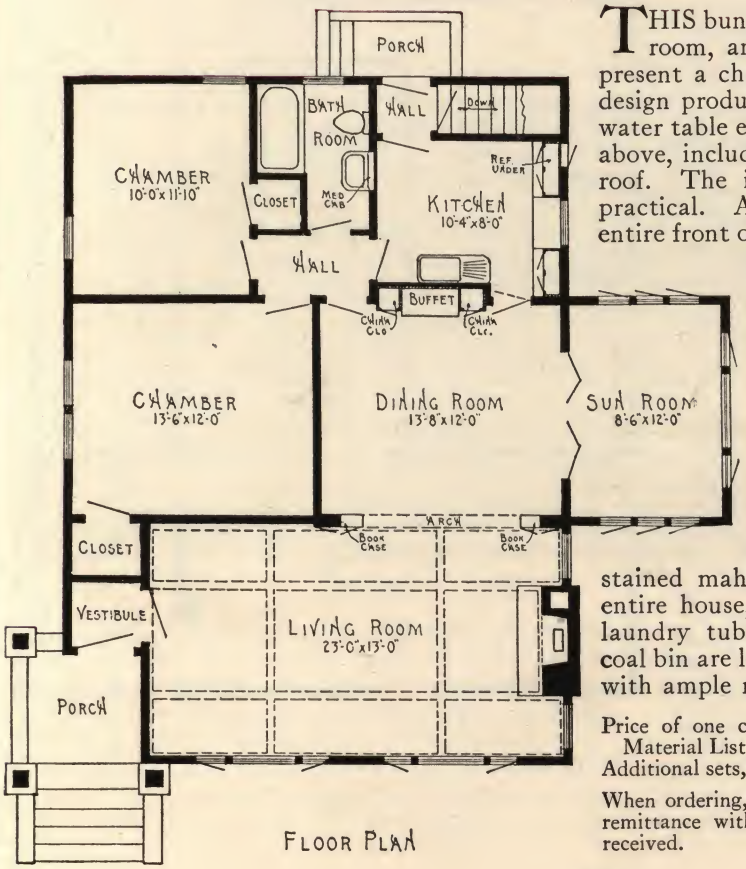
FLOOR PLAN

THIS bungalow is 24x36, exclusive of sun room. Although simple in construction, the exterior appearance is very striking, owing to the broad front effect. Basement under entire house, of cement blocks or poured concrete, with a 27-inch water table, smooth troweled to imitate Bedford stone, with stucco above. The living room, dining room and sun room extend across entire front, with an arch between living room and dining room and French doors connecting sun room. There is a fire place in living room with book case, and a buffet in the dining room. A grade entrance leading from kitchen to the outside, also to basement is a very practical feature. The living room and dining room may be finished in oak or fir, old English, or birch, stained dark mahogany. The sun room should have birch, finished old ivory or French gray. The hall, chambers, bath and kitchen should be of birch, or fir finished in old ivory, with mahogany stained doors. The basement has laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat and modern plumbing fixtures are recommended.

Price of one complete set of Plans, Specifications and Material List..... **$17.50**
Additional sets, each..... **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 310



FLOOR PLAN

THIS bungalow is 28½x38½ feet, exclusive of sun room, and with proper setting, this house will present a charming appearance. The simplicity in design produces a structure of stability. A cement water table extends around entire house, with stucco above, including cornices. Shingles are used on the roof. The interior arrangement is beautiful and practical. A spacious living room extends across entire front of house, having a huge fireplace, plaster Gothic bookcase arch leading to dining room, and French doors leading to sun room. The center hall connecting bathroom, chambers and kitchen is a perfection of utility. The finish in the living room and dining room may be fir, stained walnut, oak, finished old English or birch, stained mahogany. The sun room should be finished in birch, old ivory or French gray. The finish in remaining rooms should be birch, or fir white enameled and doors stained mahogany. A seven foot basement under entire house, including sun room, is equipped with laundry tubs, the vegetable cellar and dustproof coal bin are located under sun room. Hot water heat with ample radiation is recommended.

Price of one complete set of Plans, Specifications and Material List **$22.50**
Additional sets, each **3.00**

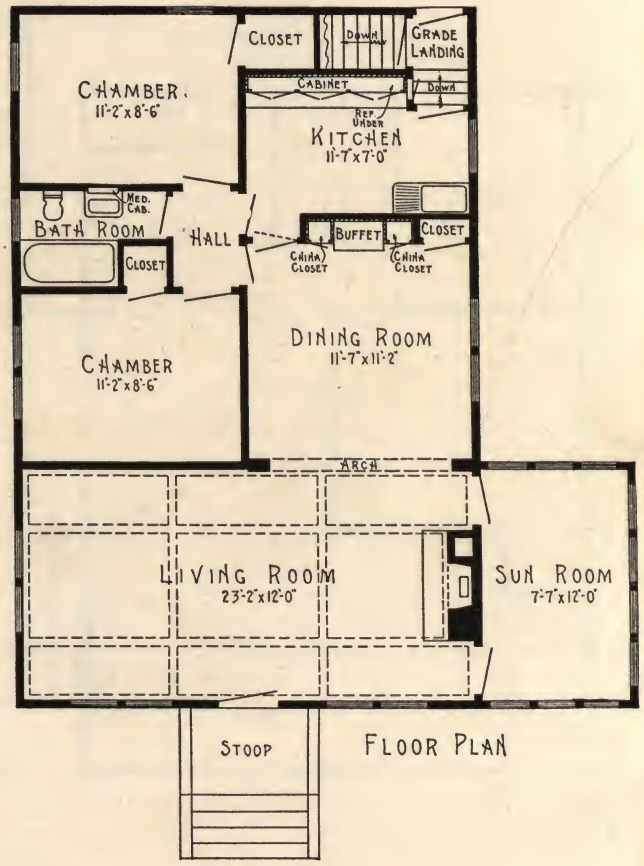
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

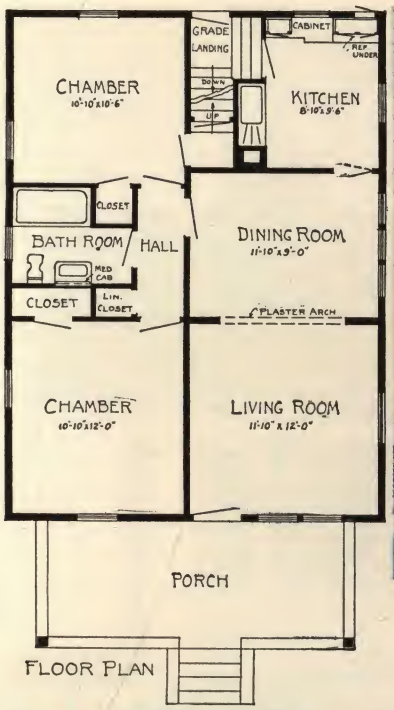
Design No. 57

THIS cozy bungalow is 24x36, exclusive of sun room, and can be built on a forty foot lot. A 27-inch water table extends around the house, with stucco above to belt course. The large living room with fireplace between it and the sun room, with French doors on each side, and arch between living room and dining room, give a most superb effect. Beamed ceiling and built in features may be eliminated. The center hall can be entered from the dining room and kitchen and leads to both chambers and bath room. The living room and dining room should be finished the same, preferably birch or fir stained dark mahogany. The sun room should be of birch, old ivory finish. The balance of the house should be birch, or fir finished in ivory or white enamel, with the doors stained mahogany. Basement under entire house, of poured concrete or cement blocks, has laundry tubs, dust proof coal bin and vegetable cellar. Hot water heat and modern plumbing fixtures, are recommended.

Price of one complete set of Plans, Specifications and Material List **$17.50**
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is recieved.



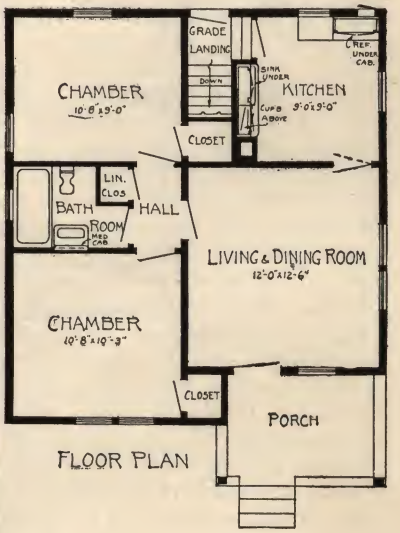


Design No. 104

Price of one complete set of Plans, Specifications and Material List **$12.50**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

THIS bungalow is 24x32. It is neat in appearance and economical to construct, and is of a design that is in heavy demand. It is of frame construction throughout. The interior is practical and convenient, and all of the floor space has been utilized. Basement under entire house, with grade entrance. Also a large attic. All modern conveniences provided.

Hot air heat can be used to advantage in this house.



Design No. 102

THIS artistic bungalow is 24x26 and is the smallest house in this book. It is a design that will meet a long-felt want everywhere among people of modest means. It is a most economical house to construct, and yet has an artistic appearance as well as a most complete and practical interior arrangement commensurate with its outside dimensions. Basement under entire house. The illustration does not show an additional window in kitchen; this is included in plans and blue prints to give better light.

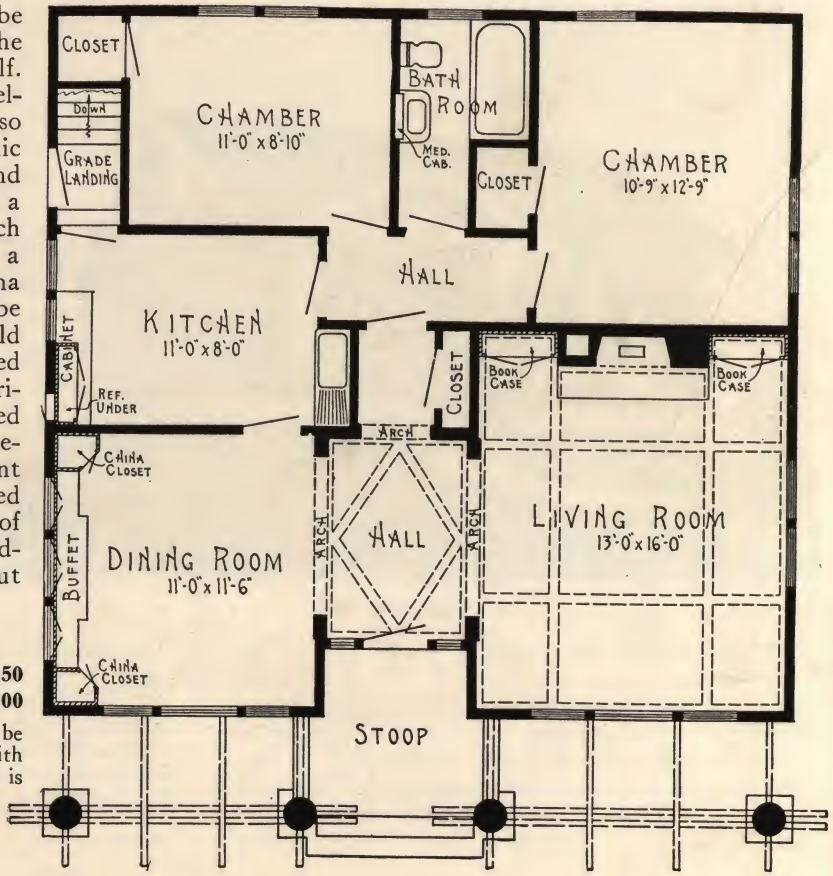
Price of one complete set of Plans, Specifications and Material List..... **$10.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

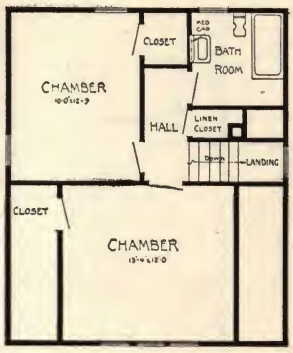
Design No. 43

THIS bungalow, 32x30, can be built on a forty foot lot. The artistic exterior speaks for itself. The interior arrangement is excellent, having a grand center hall, also beamed ceilings and plaster Gothic arches leading to living room and dining room. The living room has a fireplace, with book-cases on each side, and the dining room has a specially designed buffet and china closets. Built-in features may be eliminated if desired. Care should be exercised as to the finish selected for this home. The most appropriate finish would be birch, stained dark mahogany, or fir old ivory. Basement of poured concrete or cement blocks, under entire house, provided with laundry tubs and dust proof coal bin. Hot water heat and modern plumbing fixtures throughout are recommended.

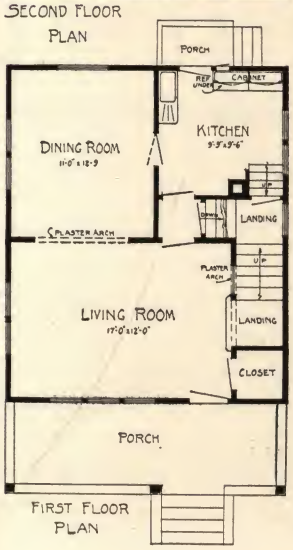
Price of one complete set of Plans, Specifications and Material List... **$22.50**
Additional sets, each..... **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

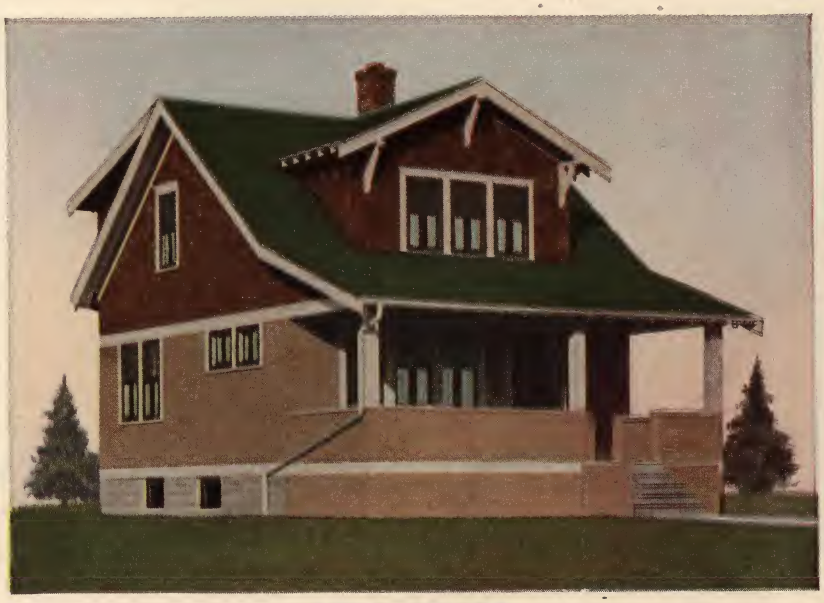




SECOND FLOOR PLAN



FIRST FLOOR PLAN

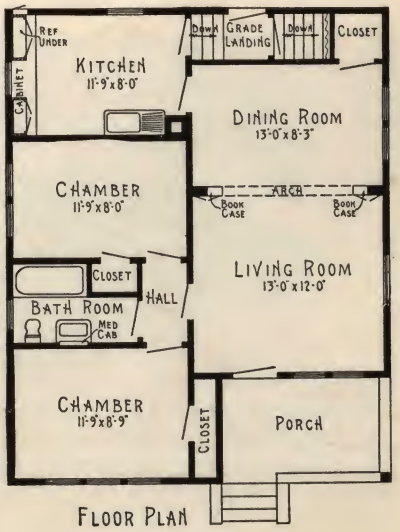


Design No. 120

SEMI-BUNGALOW, 22x26, of frame construction throughout. The first floor, with large living room, dining room, kitchen, with combination stairway from both living room and kitchen, also stairway to side grade entry and basement, are practical and convenient features. The second floor is well planned, with ample closets from both chambers and hall.

Price of one complete set of Plans, Specifications and Material List **$15.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 78



FLOOR PLAN

THIS bungalow is 26x34 feet, inclusive of porch, and is unique in design and economical in construction. Siding is used from water table to cornice. The interior has been very competently arranged, having living room, with arch leading to dining room, two chambers, bath room and kitchen.

Price of one complete set of Plans, Specifications and Material List..... **$15.00**
Additional sets, each..... **3.00**
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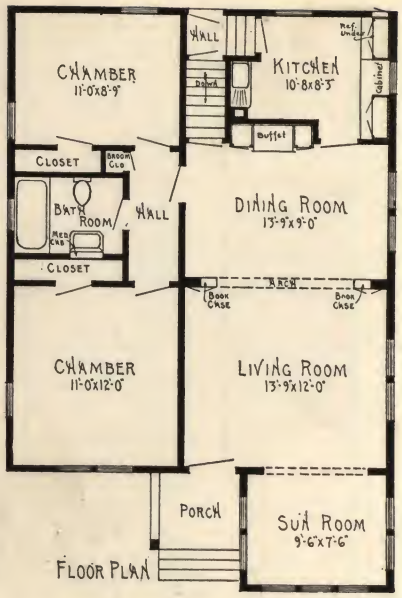
Design No. 191



THIS bungalow is 26x31 feet, exclusive of sun room. The exterior is all that the word nifty implies. The sun room effect in front of this bungalow adds a tone of superiority. The interior plan is perfect, its arrangement being very practical and strictly up-to-date, provision having been made for all necessary features. There is a basement under the entire house and modern conveniences can be installed therein. Hot water or hot air may be used for heating.

Price of one complete set of Plans, Specifications and Material List.....**$15.00**
Additional sets, each..... **3.00**
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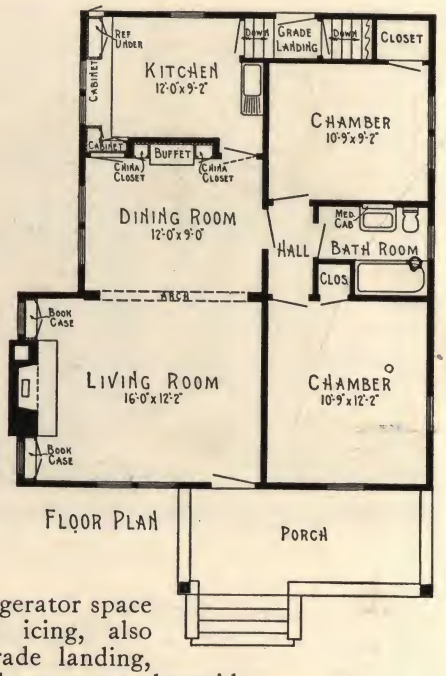
Design No. 77



THIS bungalow is 24x32, the front portion being 28 feet wide. The exterior is very attractive and immediately commands attention. A 27-inch smooth troweled water table extends around entire house, with narrow siding above and shingles in the gables. The interior is beautiful and also very well arranged. The center hall connects dining room, both chambers and bath room. The kitchen is provided with cabinet, having refrigerator space for outside icing, also door to grade landing, leading to basement and outside.

Price of one complete set of Plans, Specifications and Material List.....**$15.00**
Additional sets, each..... **3.00**
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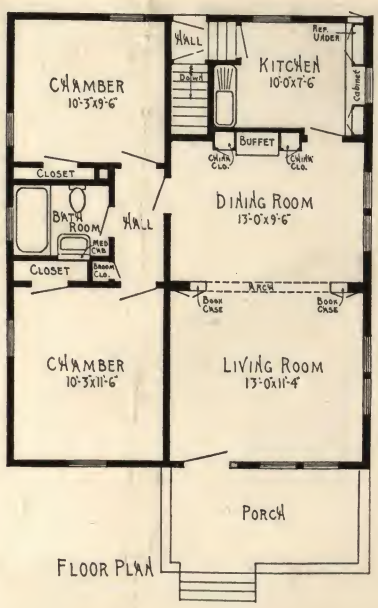

FLOOR PLAN

Design No. 207

THIS bungalow is 24x30 feet. The simplicity of the exterior construction is the keynote of this house and still it embodies correct architectural lines. Considering the floor area, everything possible has been accomplished as regards the interior arrangement which is provided with five rooms and bath, having sufficient closet room and basement stair space. This is a snug little home for the family that has decided to drop the landlord from the pay-roll. It is neat, compact and attractive.

Price of one complete set of Plans, Specifications and Material List **$12.50**
Additional sets, each **3.00**

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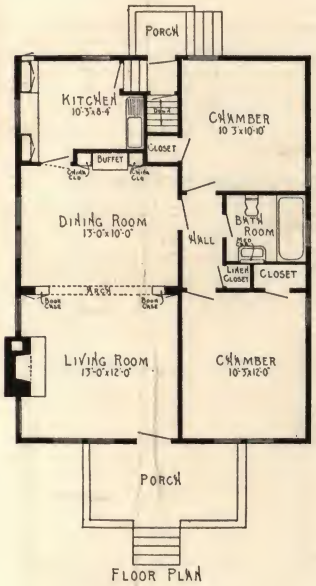

FLOOR PLAN

Design No. 381

BUNGALOW, 24x32. The exterior is simple in construction and still retains good architectural lines. Stucco is used to the window sills, and stained shingles above. Considering the ground area the interior is extraordinarily well arranged and fair sized rooms have been obtained. It also embodies features found in larger houses, such as fireplace, Gothic bookcase arch and buffet and china closets which present a homey appearance. A small family will get a great deal of comfort out of this compact little house.

Price of one complete set of Plans, Specifications and Material List **$12.50**
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 103

THIS bungalow is 28½x34. It has a very unique and complete interior arrangement. The large living room and dining room are both connected to the sun room with French doors. The center hall leading from the dining room, kitchen, bathroom and chambers, gives a privacy so much desired in all one floor arrangements. This bungalow also has a porch, vestibule and coat closet, also a rear entry leading directly from the outside to basement; kitchen cabinet in kitchen provided with shelves, drawers, cupboards, and refrigerator space for outside icing; modern up-to-date plumbing fixtures; tile floor in bathroom; medicine cabinet with mirror, and small linen closet in hall with shelves.

The woodwork in vestibule, living room and dining room may either be oak, finished in old English or fumed oak; the sun room is finished in birch old ivory; the kitchen, bathroom, chambers and hall are finished in birch white enameled, and the doors in the chambers are stained mahogany.

Basement under entire house, with laundry, vegetable cellar, equipped with bins and shelves, dust proof coal bin, cemented floor and floor drain.

The exterior has smooth troweled water table around the entire house, with stucco above. The roof is shingled.

Hot water heat or hot air can be installed and good results can be obtained from either in this type of a bungalow.

Price of one complete set of Plans, Specifications and Material List **$15.00**
Additional sets, each **3.00**
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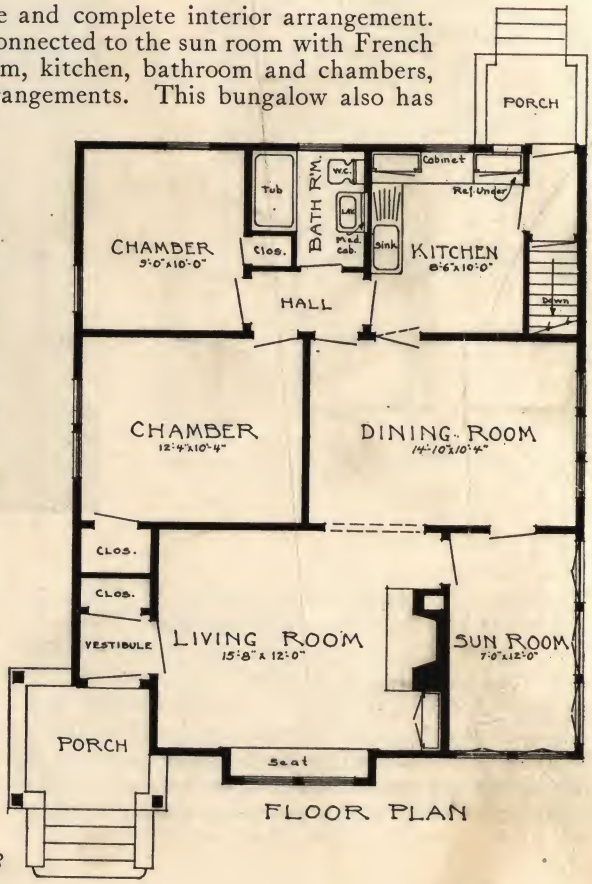
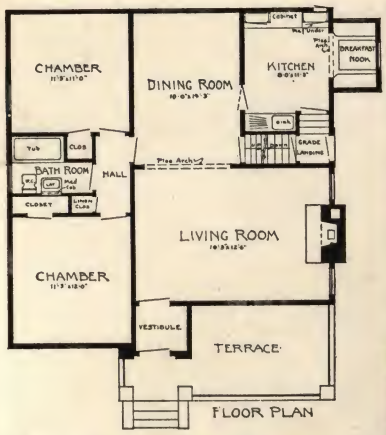
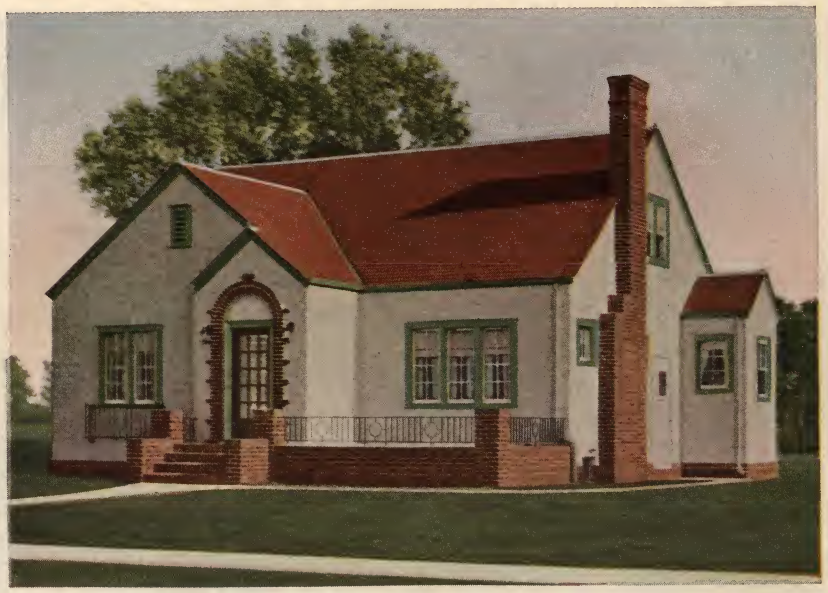


FLOOR PLAN





Price of one complete set of Plans, Specifications and Material List..**$17.50**
Additional sets, each..... **3.00**
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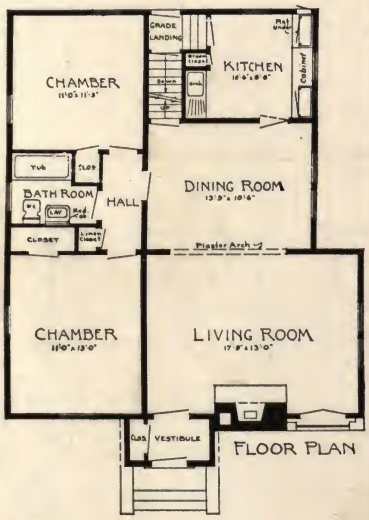
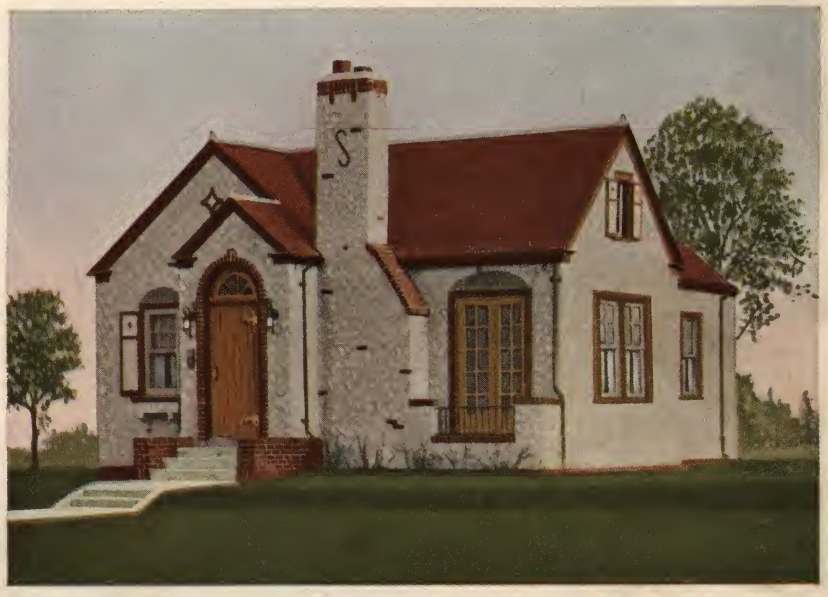
Design No. 140

DESIGN No. 140. Spanish Bungalow type, 31x32, extreme dimensions, exclusive of breakfast nook. Here is a Spanish effect which we predict will be one of our most popular designs. Neat and trim in appearance, and markedly horizontal lines, it suggests a touch of the Italian Villa. The dark doorway with its arch above, the windows not too large and the ground floor terrace with iron railing, lend to this design the appearance sought for in the Italian or Spanish Bungalow.

The interior arrangement deserves special mention, as it is a decided departure from any other plans. Here is a fine large living room with fireplace, and the dining room directly back, gives an air of spaciousness. Kitchen is on one side of the dining room, and on the left is the hall leading to the two chambers and bath. A stairway leads to a room on the second floor which may be finished off if desired. If necessary, the breakfast nook can be left off to fit the house to a narrower lot.





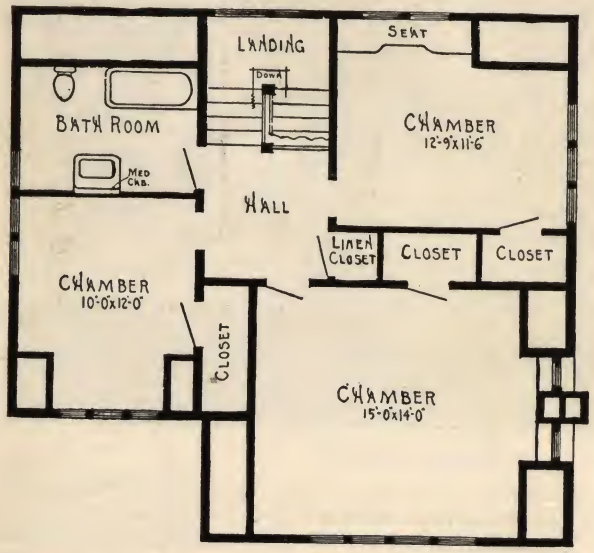
Design No. 134

DESIGN No. 134. Spanish design, 30 feet across front, 26 feet wide in rear, and total length is 34 feet. A decided departure from all of the others, it is the only Spanish Bungalow we are showing with the chimney in front alongside the front entrance. The full length doors, the small brick terrace with the wrought iron railing in front make the design characteristic of the Italian style, and certainly gives it a note of distinction. The outside walls have the rough stucco, with brick trimming; the roof is the red asphalt or composition shingle. The interior rooms are well arranged, the two chambers and bath room being all connected through a hallway. Stairs are provided to the second floor where a room may be finished off if desired.

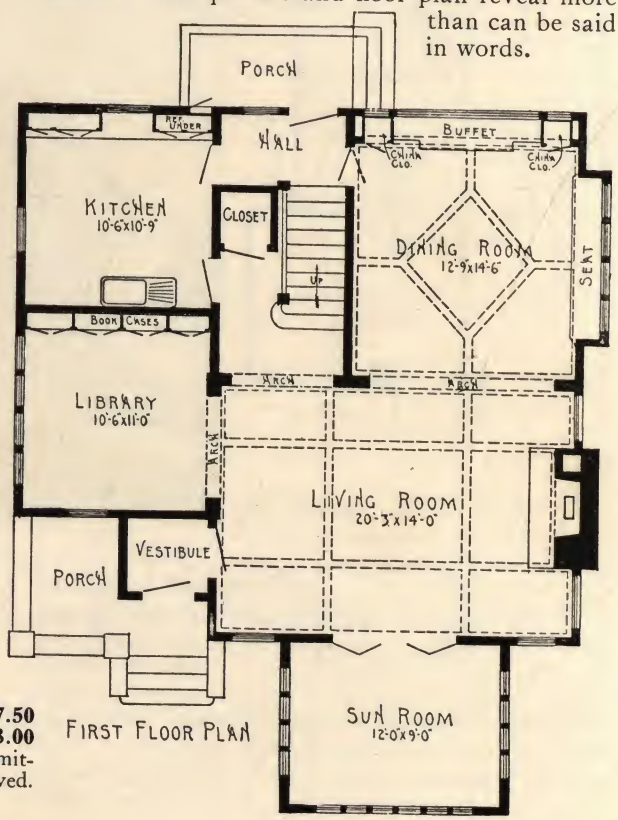
Price of one complete set of Plans, Specifications and Material List.....**$15.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 245

SPANISH. This house is 32x30, exclusive of sun room. This is a sharp contrast to any other architectural design and is exceptionally beautiful when properly placed. The interior is also very unusual, but beautiful and practical. The beam ceiling and built in features may be eliminated, if desired. The picture and floor plan reveal more than can be said in words.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List.....**$37.50**
Additional sets, each..... **3.00**
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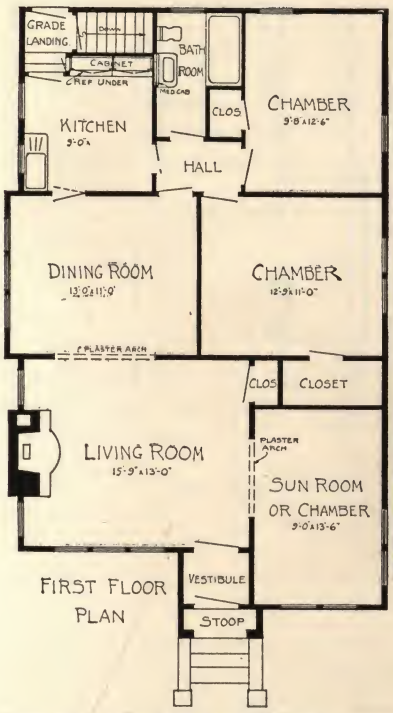


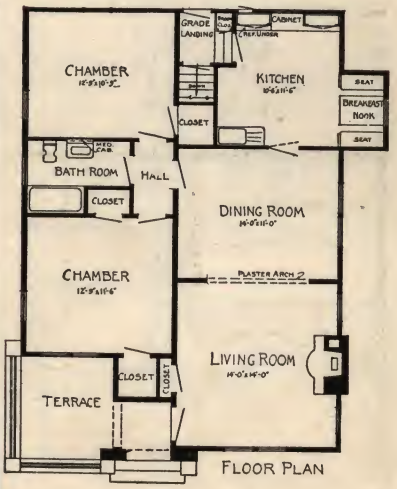
FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List. **$17.50**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 100

SPANISH BUNGALOW. This new Spanish Bungalow is 26x42. It is very unique and beautiful, a decided departure from the other bungalow types. The exterior is ivory stucco, with a red shingled roof. The interior is most attractive and practical, and every convenience is provided. The room designated as sun room or chamber, can be made to serve either purpose as requirements may be.

Basement extends under entire house, with grade door at rear.



FLOOR PLAN

Design No. 112

SPANISH BUNGALOW. This new Spanish Type bungalow is 28x38, of a very artistic and unusually pretty design, fills the wants of those who desire to deviate from the ordinary. It is very striking in exterior appearance. The interior arrangement is as perfect as can be made, and nothing has been overlooked for the comfort and convenience of the occupants. The cozy breakfast nook is an attractive feature. Basement fully equipped, with grade entry at rear.

Price of one complete set of Plans, Specifications and Material List..... **$17.50**
Additional sets, each..... **3.00**
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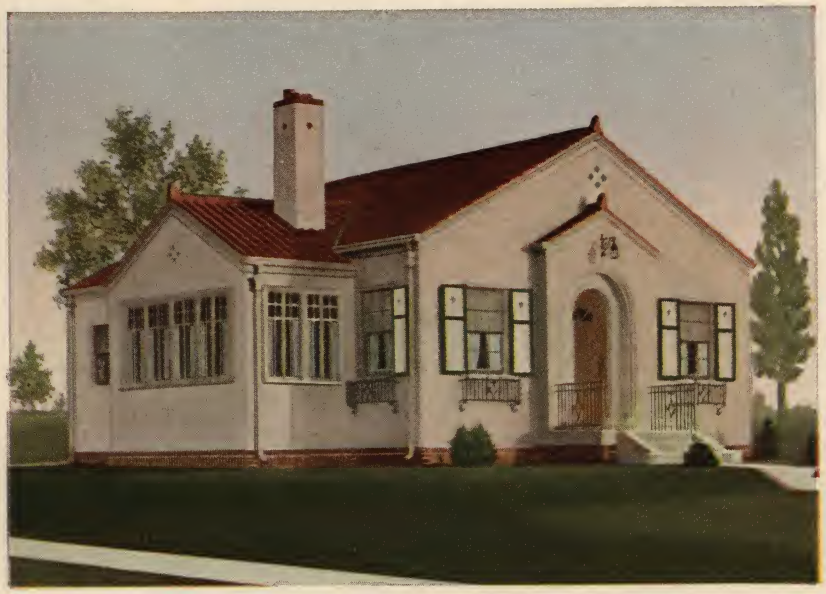

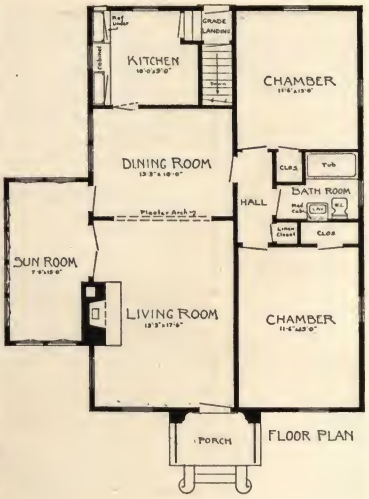

Design No. 138

DESIGN No. 138. The Spanish type Bungalow here shown is 26x38 exclusive of sun room, and is particularly adaptable to a corner lot. It is of the Southern California Spanish architecture so popular today. The rich red tile roof, the ornamental iron work, and the red brick foundation produce a characteristic effect. The doorway is really beautiful and inviting. The living room, 13′3″ by 17′6″ is of good size and pleasant. The large fireplace, the French doors to the sun parlor and wide archway to the dining room gives an opportunity here for careful study in furnishings, as a remarkably beautiful interior decoration might be planned. A floor of tile, dark red, black, white or variegated would be quite appropriate. This house will give any owner a thrill of joy and satisfaction.

Price of one complete set of Plans, Specifications and Material List..... **$17.50**
Additional sets, each..... **3.00**
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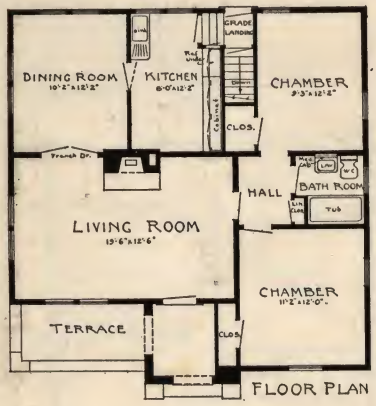
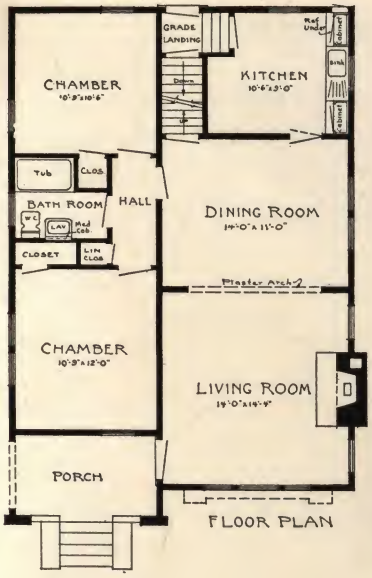


Design No. 128

DESIGN No. 128. Here is a very artistically designed Spanish Bungalow, whose extreme dimensions are 32x32. The exterior is finished in smooth ivory stucco; and the red composition roof, green shutters and red brick water table, and outside terrace add a distinctive touch to this bungalow. The interior arrangement is on the square plan order. Note the large living room, with fire place; the French doors to the dining room. The remaining rooms are well arranged for the convenience of the housewife who does her own work.

Price of one complete set of Plans, Specifications and Material List..... **$15.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



Design No. 126

DESIGN No. 126. Spanish Bungalow, 26x36, including porch. A Spanish style with a porch is rather unusual. But, there are many who like to adhere to the Spanish architectural type, but who also like the front porch. This unusual combination has been accomplished with striking Spanish effect, and we have a floor plan to be admired, for both interior beauty and convenience. A fireplace in the living room, built-in kitchen cabinets on either side of the sink, refrigerator with outside icing, and grade landing at rear are some of the features.

Price of one complete set of Plans, Specifications and Material List **$15.00**
Additional sets, each **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 136

DESIGN No. 136. Spanish Bungalow, 26x34 in size. Finished in rough stucco, with variegated composition roof and various colors of brick to bring out an odd effect. A vestibule leads into the living room, and we have both dining room and living room in the front of the house. Living room has fireplace in it. This bungalow may be built on a narrow lot.

There is a full basement underneath and hot water or hot air heat can be installed.

Price of one complete set of Plans, Specifications and Material List **$15.00**
Additional sets, each **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 20

SPANISH. This Spanish house is 30x26, exclusive of sun room. The smooth, ivory stucco, red roof and sea green trim are harmonious and distinctive.

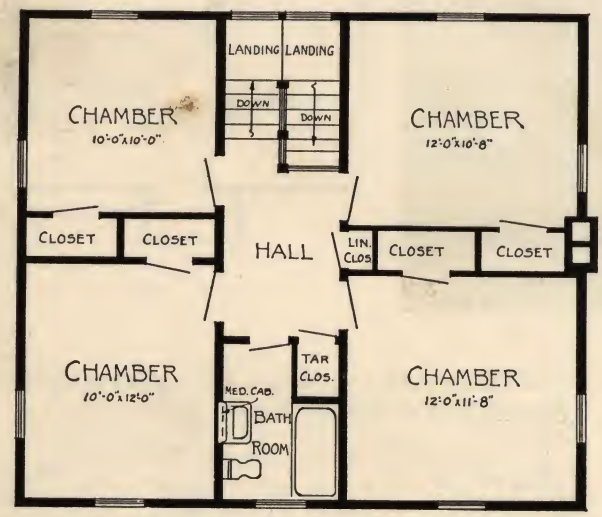
The interior includes a spacious central hall with staircase, plastic Gothic arches leading to dining room and large living room, with sun room at rear; sun room can be eliminated, if desired, to cut cost. The second floor is equally well laid out.

The basement has play room, laundry, boiler room, vegetable room and coal bin.

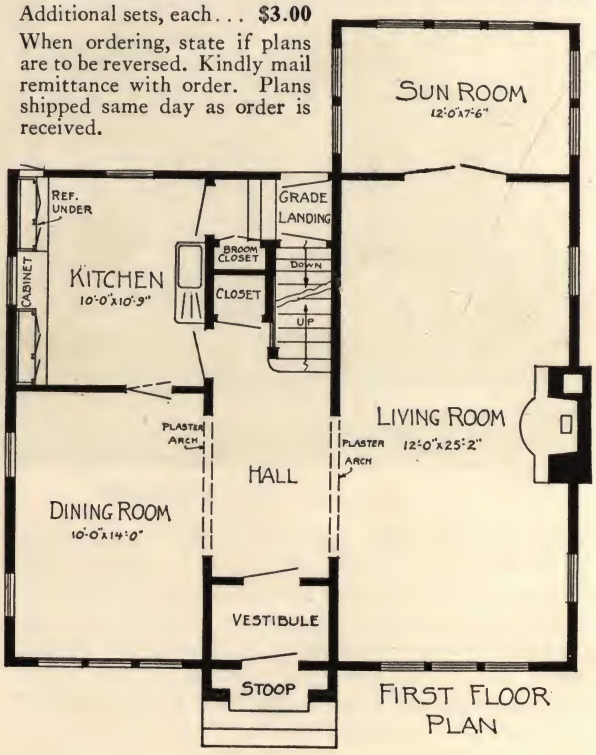
Price of one complete set of Plans, Specifications and Material List.....**$25.00**

Additional sets, each... **$3.00**

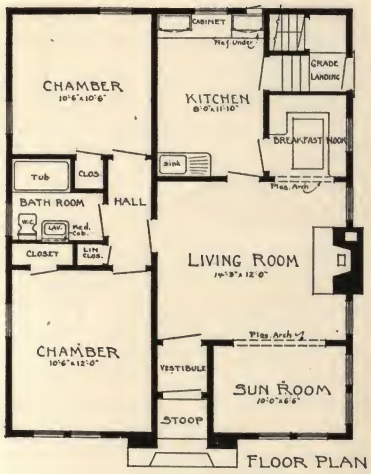
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



Design No. 130

A STRIKING bungalow of the Spanish type, 26 feet by 32 feet in size. It is finished in ivory stucco and red asphalt shingles. A red tile roof would give a nicer Spanish feeling to the exterior, but this makes it somewhat more expensive. The doorway is characteristic of the Spanish or Italian type. The house has a grade entrance at the side into the kitchen. The floor plan is nicely arranged, with the fireplace in the living room. For the money expended for this bungalow, nothing better could be devised.

Price of one complete set of Plans, Specifications and Material List.....**$15.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 108

BUNGALOW. This unusual thatched-roof bungalow is 30x30. It has a brick base, with stucco above and asphalt shingles on roof.

The interior is also out of the ordinary, having the center hall with living and dining rooms on either side, and plaster Gothic arches between. The remaining rooms are also very conveniently arranged.

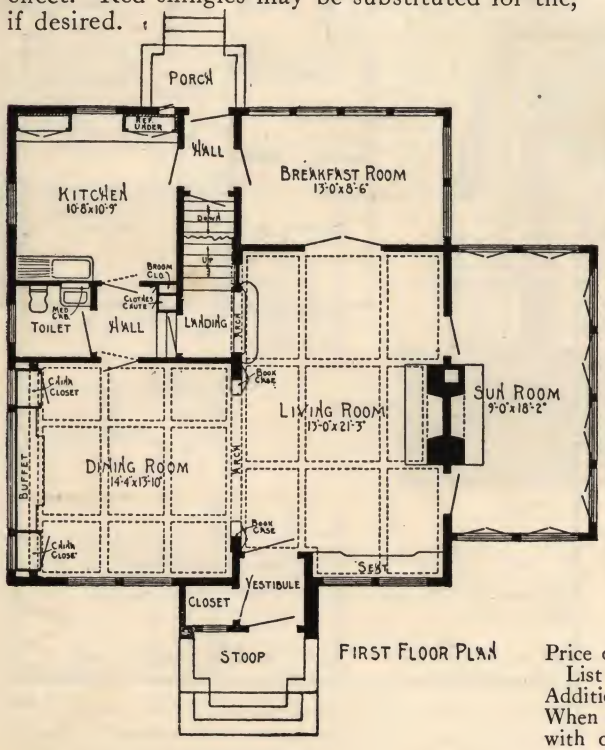
Basement under entire house with grade entry at side. Plans call for mullion windows in front instead of the pair of casement sash as shown in illustration.

Price of one complete set of Plans, Specifications and Material List.....**$15.00**
Additional sets, each..... **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

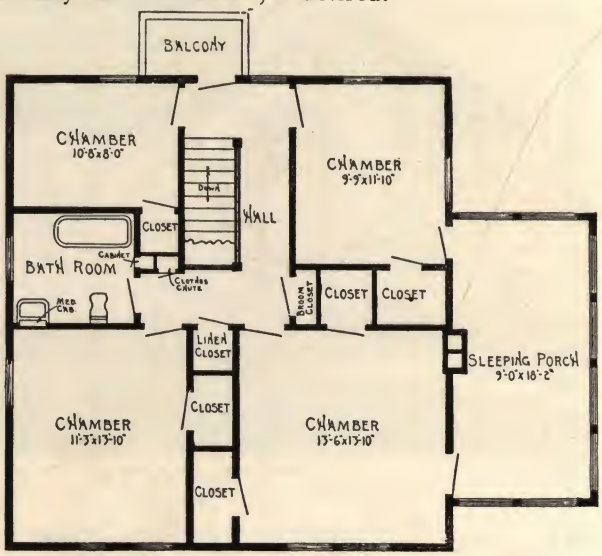
Design No. 39

SPANISH SQUARE TYPE. This house is 29x31, exclusive of sun porch. The ivory stucco, wide eaves, and tile roof give a very pleasing effect. Red shingles may be substituted for tile, if desired.

The interior arrangement is excellent. The combination stairway in this plan leading from living room and side hall is both effective and practical. Beam ceiling and built in features may be eliminated, if desired.



FIRST FLOOR PLAN



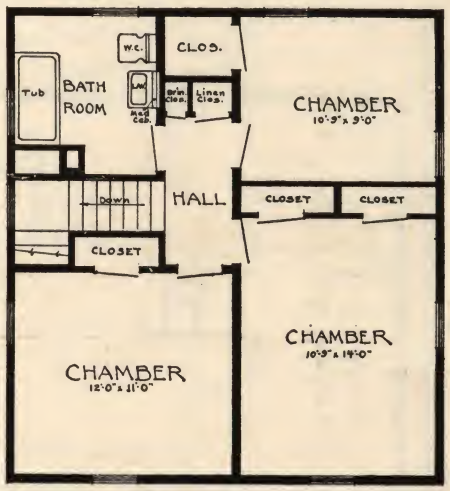
SECOND FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List **$30.00**
Additional sets, each **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day order is received.

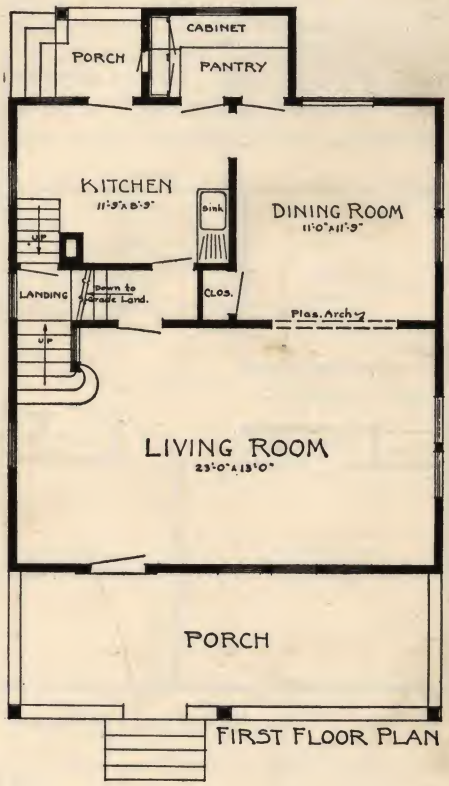
Design No. 58

DESIGN No. 58. This two-story square type house is 24x26, always staple and practicable; it is, of course, a very economical house to construct. The special features of the interior are the large living room, combination stairs from both living room and kitchen, and side grade entry to basement and to hall. Chimney goes through the kitchen to accommodate a cooking stove if desired.

The second floor provides three spacious rooms with plenty of closet space; a bath room, and center hall. All of the rooms upstairs open into the center hall. There is also a linen closet and broom closet included in the plans. There is no waste space in this house. Hot water heat is recommended.



SECOND FLOOR PLAN

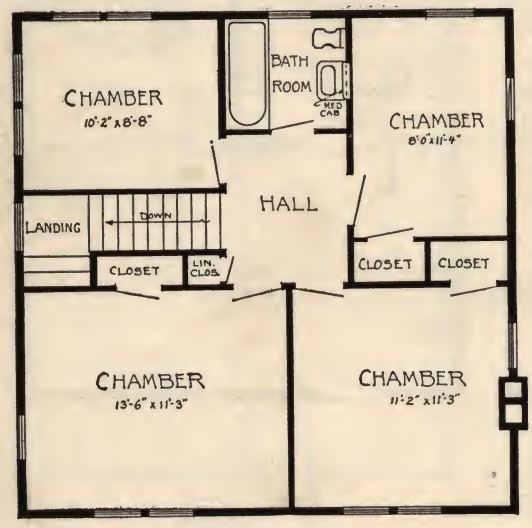


FIRST FLOOR PLAN

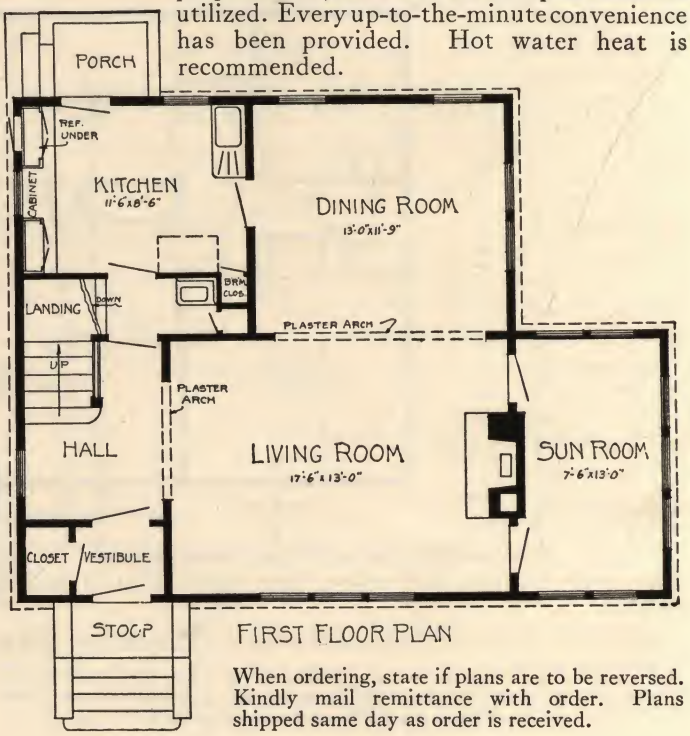
Price of one complete set of Plans, Specifications and Material List . . **$20.00**
Additional sets, each **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 28

SPANISH SQUARE TYPE. This house is 26x26, exclusive of sun room—a very practical and distinctive design. The brickwork from the base to window sills, with stucco above and wide eaves, produces a pleasing combination. The interior arrangement is most practical, the hall, living room, sun room and dining room, produce a beautiful effect. You will note that this plan has four chambers, all well arranged and proportioned, and all available space has been utilized. Every up-to-the-minute convenience has been provided. Hot water heat is recommended.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List **$22.50**
Additional sets, each **3.00**

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Design No. 9

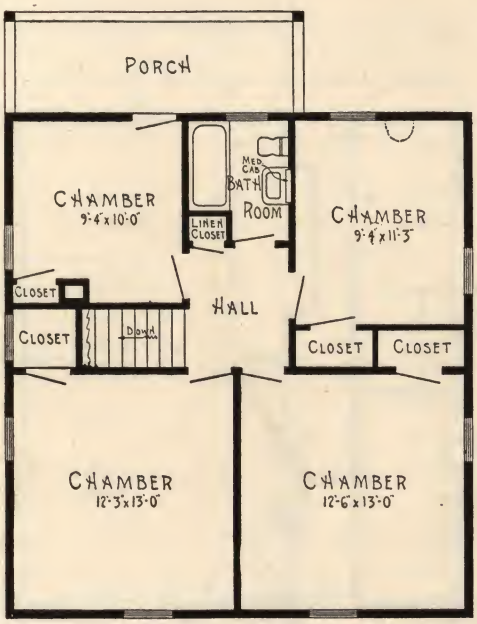
FRAME SQUARE TYPE HOUSE. This attractive 26x28 house is always staple, and is economical and easy to construct.

Siding and stained shingles are used on the exterior wall, with red stained shingles on roof.

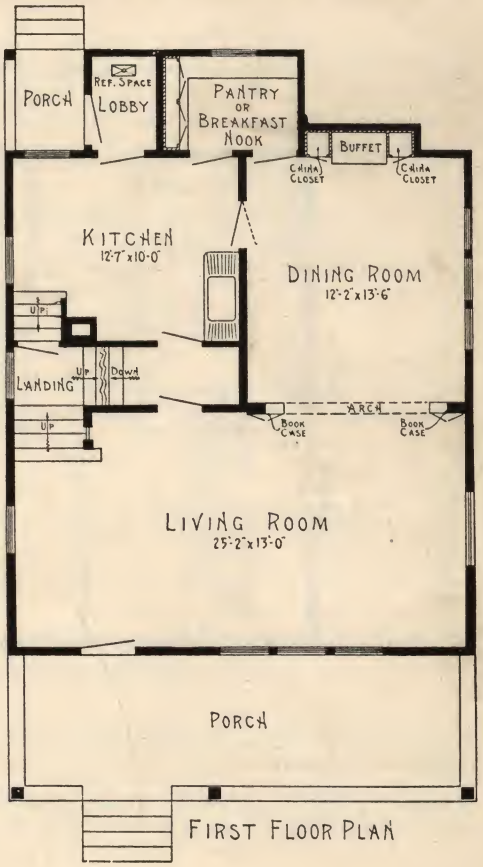
The well-planned interior will comfortably accommodate a large family.

The basement is fully equipped.

Hot water heat is recommended.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price for one complete set of Plans, Specifications and Material List **$20.00**
Additional sets, each **3.00**
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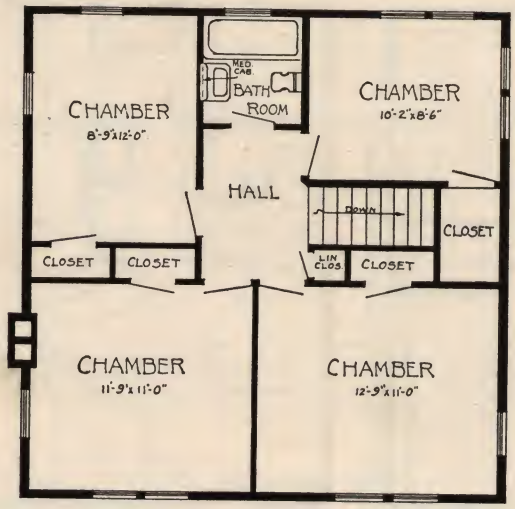
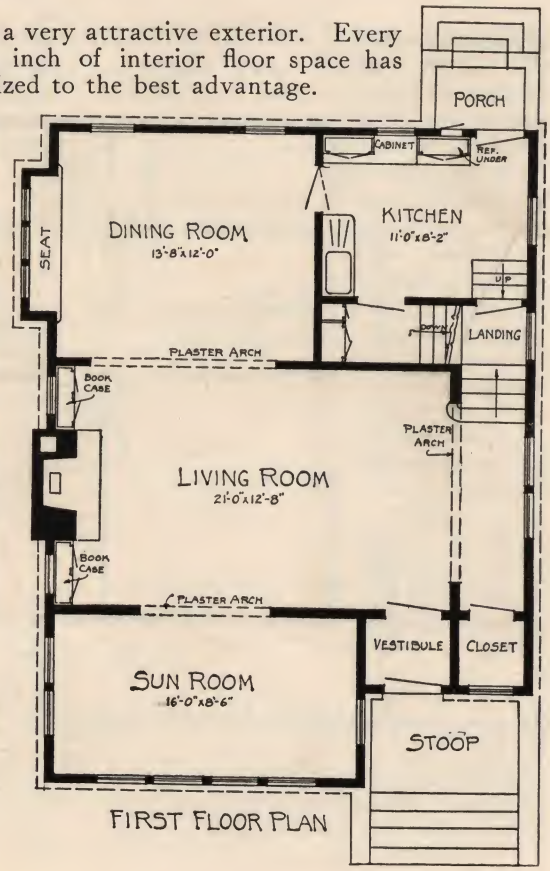
Design No. 24

SQUARE TYPE. This house is 26x26, exclusive of sun room. With brick from base to window sills and panel stucco above, it produces a very attractive exterior. Every available inch of interior floor space has been utilized to the best advantage.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price for one set of Plans, Specifications and Material List.. **$25.00**
Additional sets, each..... **3.00**

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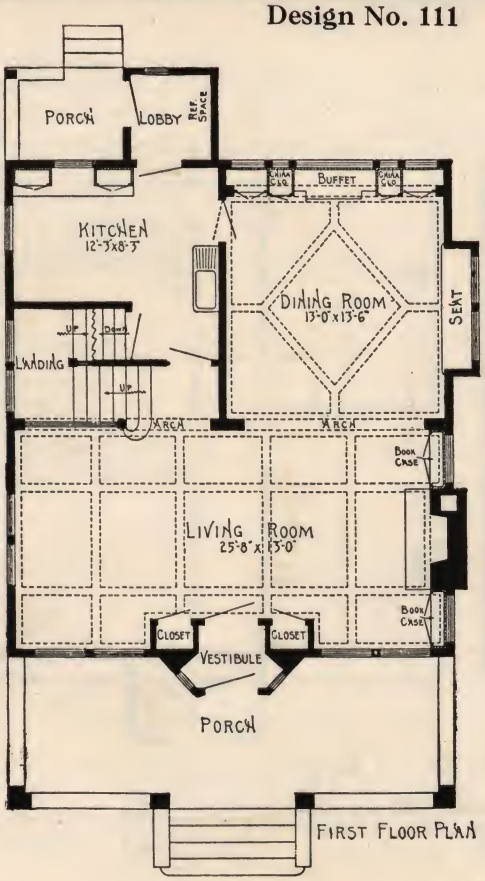
Design No. 111

SPANISH SQUARE TYPE. This practical and substantial house is 24½x28. It is so well proportioned that it presents an appearance of stateliness which the owner will appreciate. The floor plan will appeal to prospective home owners who desire to combine beauty with convenience. The stairway, leading from the nook off from living room, with arch, and similar arch between living room and dining room, produce an effect in keeping with the exterior dignity of this home.



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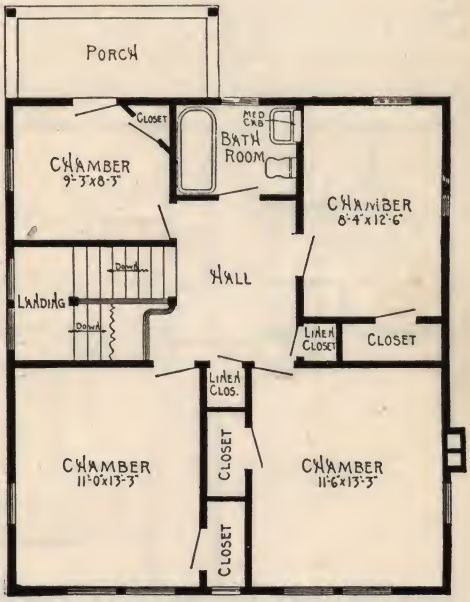


SECOND FLOOR PLAN

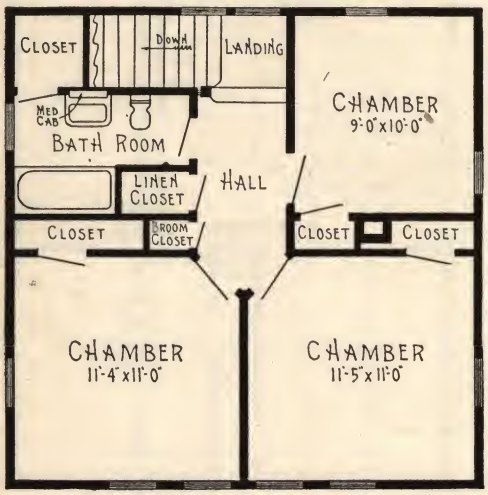
Price of one complete set of Plans, Specifications and Material List..... **$22.50**

Additional sets, each..... **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 41

SQUARE TYPE. This house is 24x24. Considering its dimensions, a perfect interior arrangement has been accomplished. The house is shown in stucco, but can also be produced with equally as good effect, with siding. This house can be economically constructed, and will meet all requirements for the ordinary family. Built in features may be eliminated if desired.



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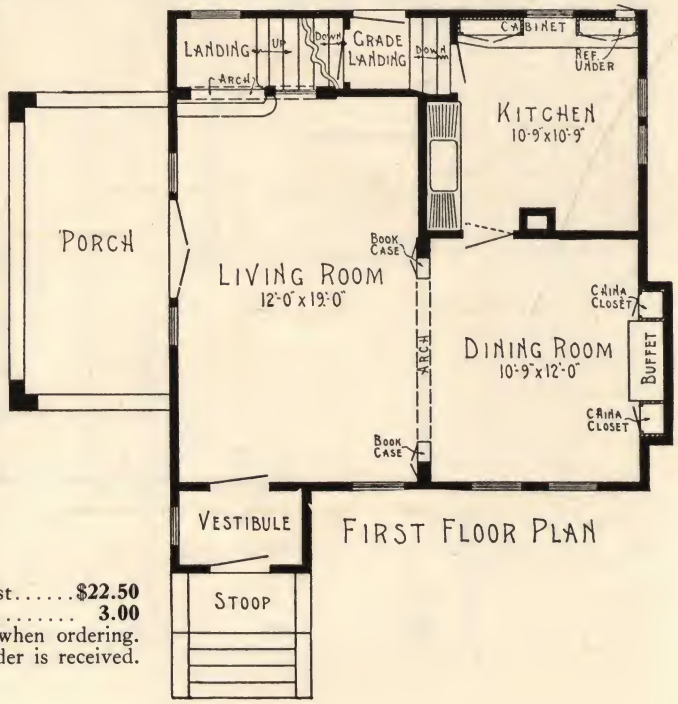
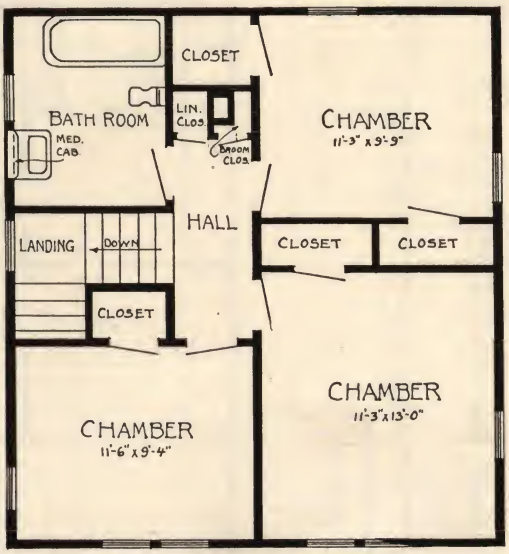


FIRST FLOOR PLAN

Price for one set of Plans, Specifications and Material List.....**$22.50**
Additional sets, each..... **3.00**
If plans are desired reversed, be sure to so mention when ordering.
Kindly remit with order. Plans shipped same day order is received.

Design No. 22

SQUARE TYPE. This house is 24x26, exclusive of porch and sun room, is of frame construction and a very staple, practical house in every way. This house embodies both the porch and sun room features which are so much desired by many. The interior arrangement is convenient and practical and every inch of floor area has been utilized to the best advantage. A most satisfactory house in every respect.



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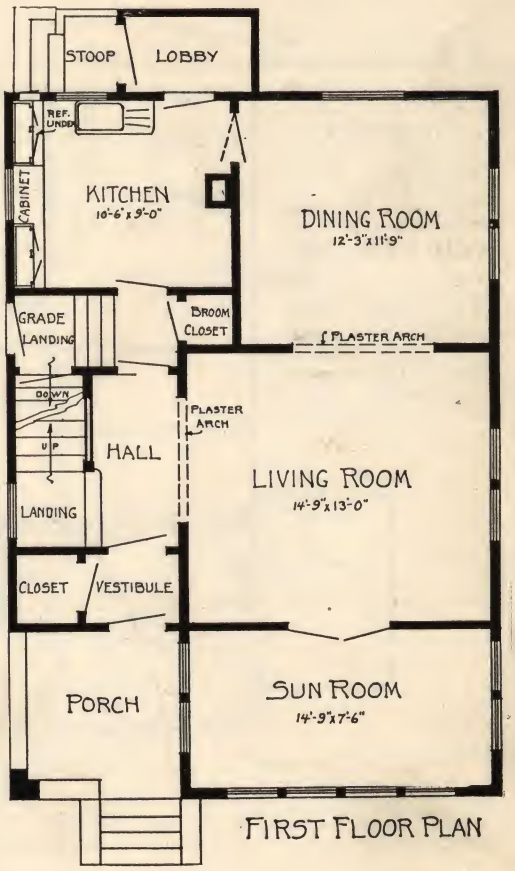


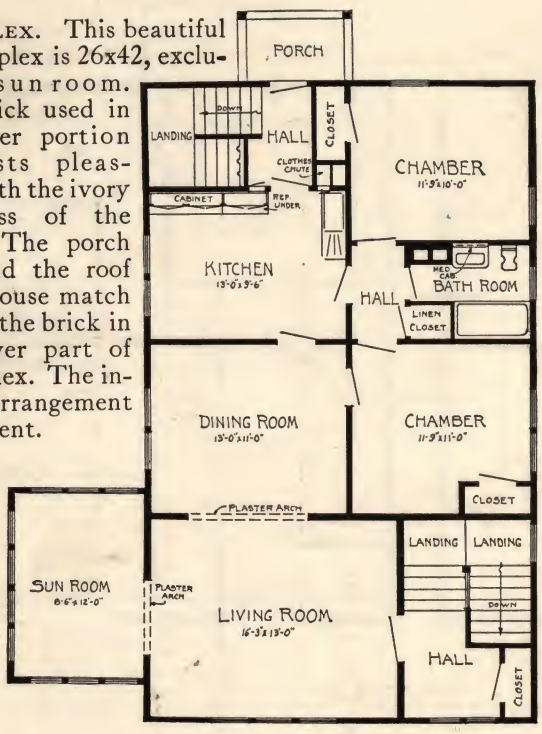
FIRST FLOOR PLAN

Price of one complete set of Plans, Specifications and Material List **$20.00**
Additional sets, each **3.00**

When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day order is received.

Design No. 38

DUPLEX. This beautiful duplex is 26x42, exclusive of sun room. The brick used in the lower portion contrasts pleasingly with the ivory whiteness of the walls. The porch roof and the roof of the house match in color the brick in the lower part of the duplex. The interior arrangement is excellent.



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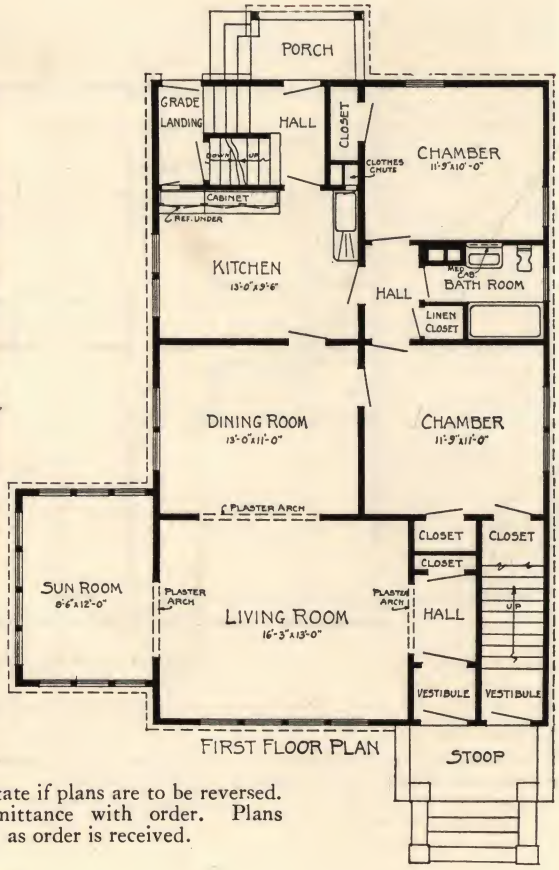


FIRST FLOOR PLAN

Price for one complete set of Plans, Specifications and Material List..... **$32.50**
Additional sets, each..... **3.00**

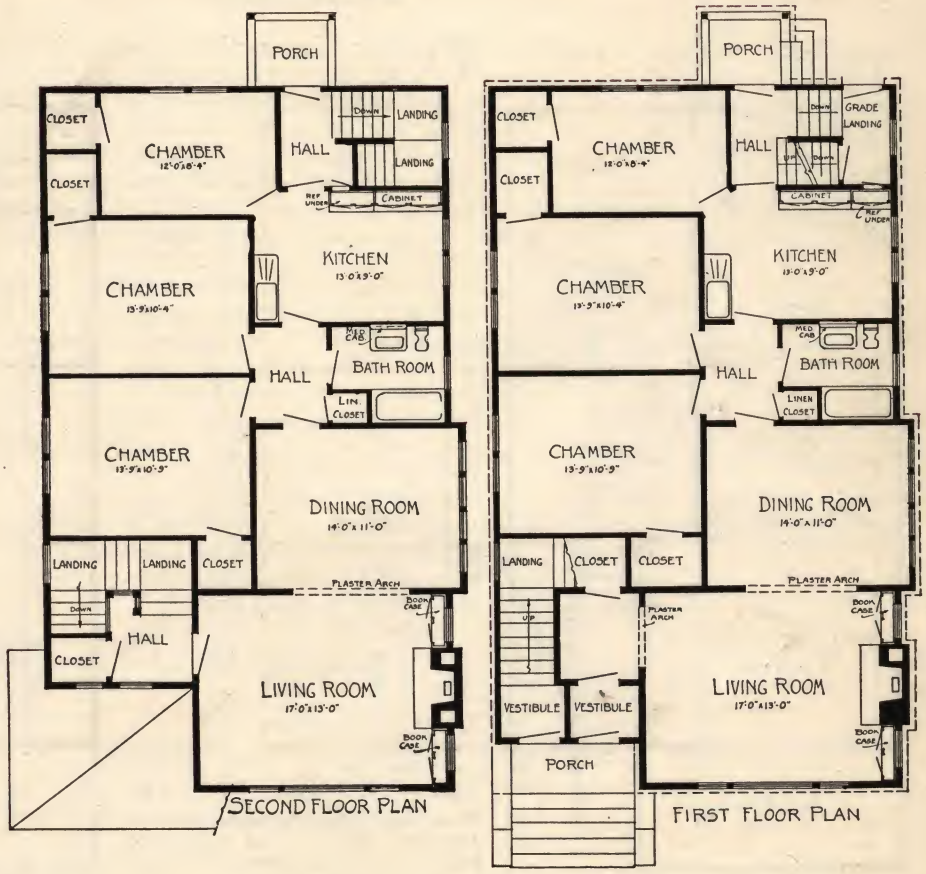
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.

Design No. 32

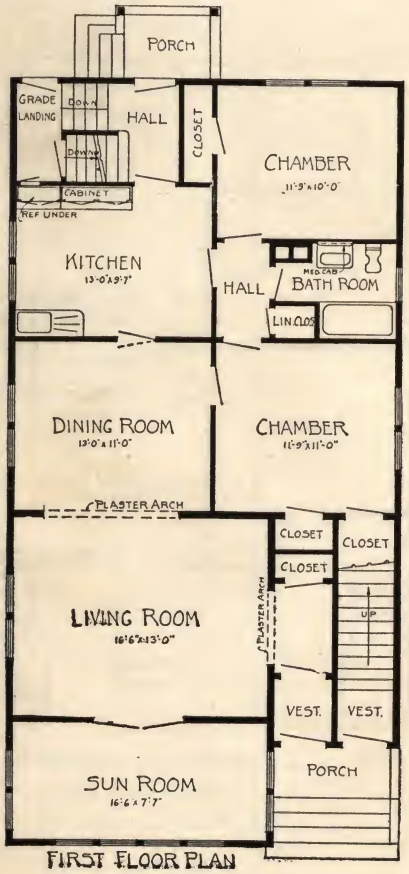
DUPLEX. This house is 28x48. One has to look closely to see that it is a duplex. Note the attractive living room on each floor with the fireplace and a bookcase on each side. This living room, a cozy fire on the hearth, a good book, a few cigars—what more could one ask on a winter's evening?

The builder of this home will have the advantage of receiving a steady income from the portion of it which he rents. This is a style of duplex which can easily be kept rented at a profitable rental.

One complete set of Plans, Specifications and Material List . . **$35.00**
Additional sets, each. **3.00**
When ordering, state if plans are to be reversed. Kindly mail remittance with order. Plans shipped same day as order is received.



Design No. 36



FIRST FLOOR PLAN

DUPLEX HOUSE. This duplex is 26x42, exclusive of sun room. Houses of this type are in great demand. This house particularly, can be built very economically and will prove a good and safe investment. It does not require an extra wide lot. The exterior is plain and neat, with good architectural lines, with nothing to decay or deteriorate. The interior arrangement is as perfect and convenient as it is possible to devise, making it not only beautiful, but very desirable. The isolation of families has been carried out to perfection. The window in upper duplex vestibule has been eliminated to provide additional room for hanging coats.

Half of this desirable duplex can easily be rented at attractive rates.

Price of one complete set of Plans, Specifications and Material List **$27.50**

Additional sets, each..... **3.00**

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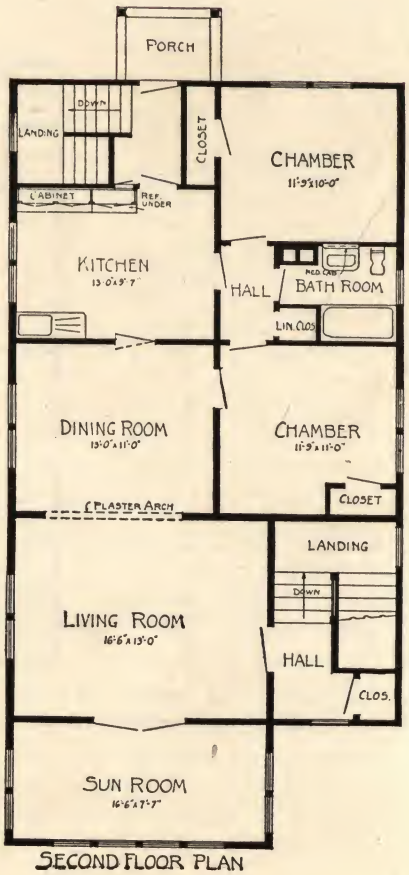


SECOND FLOOR PLAN

Design No. 2

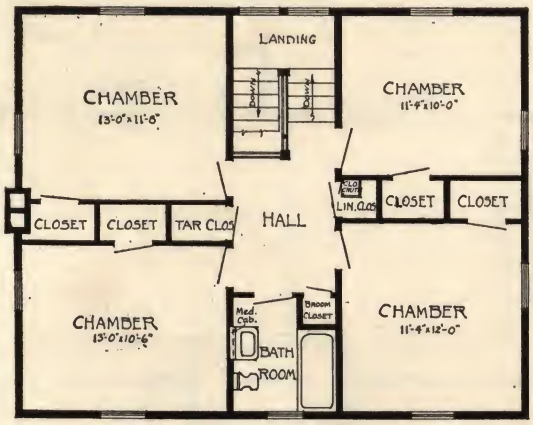
English Colonial. This English Colonial house, 32½x26 exclusive of sun room, is stately and beautiful. The simplicity of its lines gives it grandeur which is always admired.

The interior arrangement is made to harmonize with the design and upon close examination of the floor plans, you will find that it is beautiful, practical and convenient, and every feature has been provided for the comfort of its occupants.

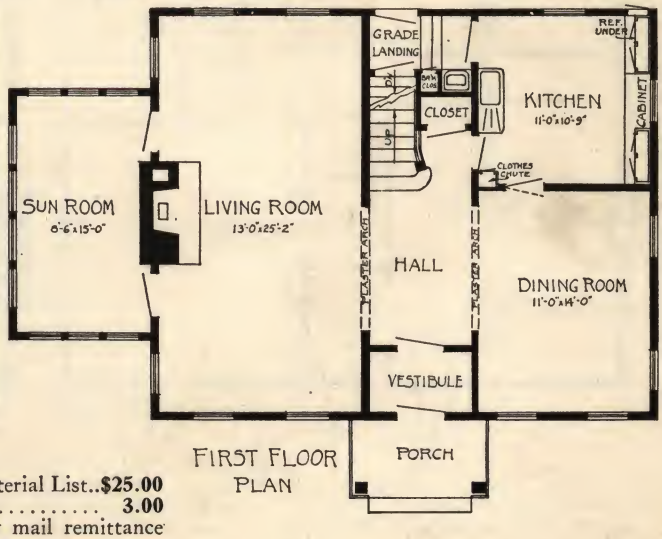
The plans speak for themselves. The basement extends under the entire house including the sun room, basement walls being of poured concrete or blocks. The basement has a laundry, vegetable cellar and coal bin. A brick water table extends around the base of the house and wide rustic siding is used on the outside with green shingles on the roof.

The house is insulated between studs and second floor ceiling. The interior is birch or fir, with ivory finish.

Hot water heat is recommended, and modern plumbing fixtures should be used throughout.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Additional sets, each..... **3.00**
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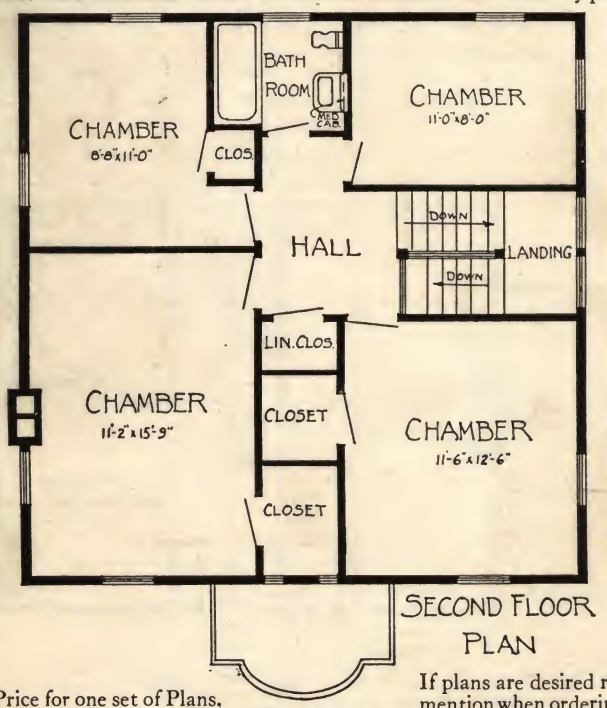
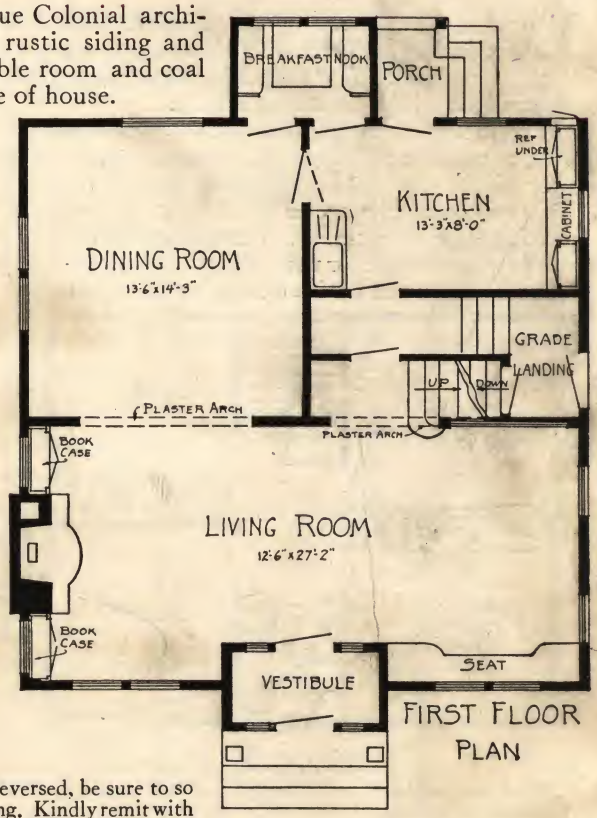
Design No. 6

English Colonial. This house is 28x28 and has true Colonial architectural lines. It has a brick foundation, wide rustic siding and green shingles on roof. Basement has laundry, vegetable room and coal bin. Hot water heat is recommended for this type of house.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Price for one set of Plans,
Specifications and Material List **$25.00**
Additional sets, each..... **3.00**

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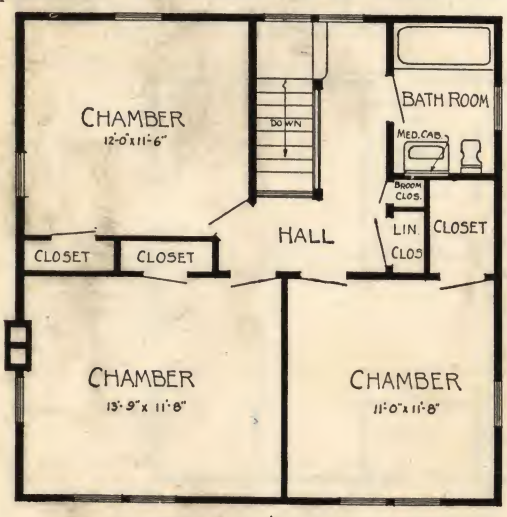
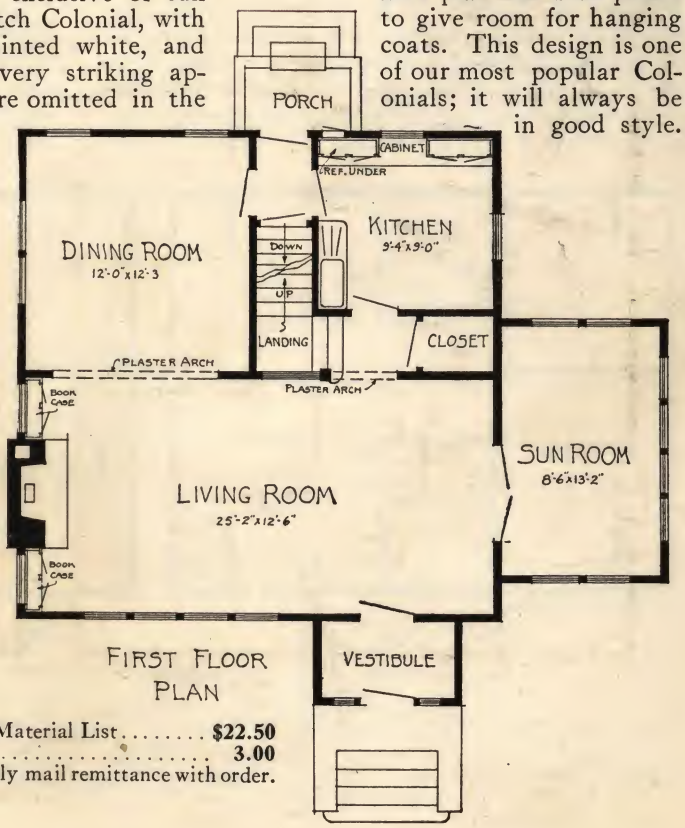
Design No. 10

DUTCH COLONIAL. This house is 26x26 exclusive of sun room. With a proper setting, this Dutch Colonial, with red brick foundation, wide rustic siding, painted white, and green shutters and shingles, will produce a very striking appearance. The windows in the vestibule were omitted in the floor plan and blue prints to give room for hanging coats. This design is one of our most popular Colonials; it will always be in good style.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Additional sets, each **3.00**
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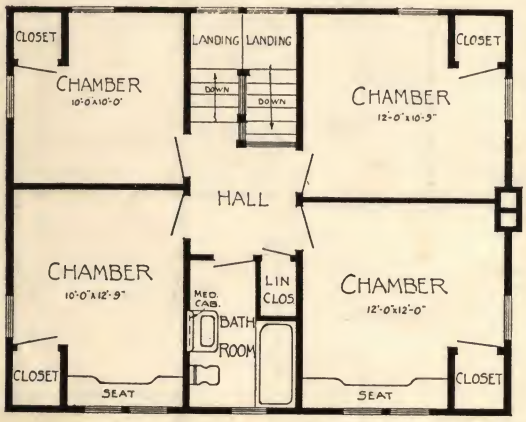
Plans shipped same day order is received.

Agnes Lyle

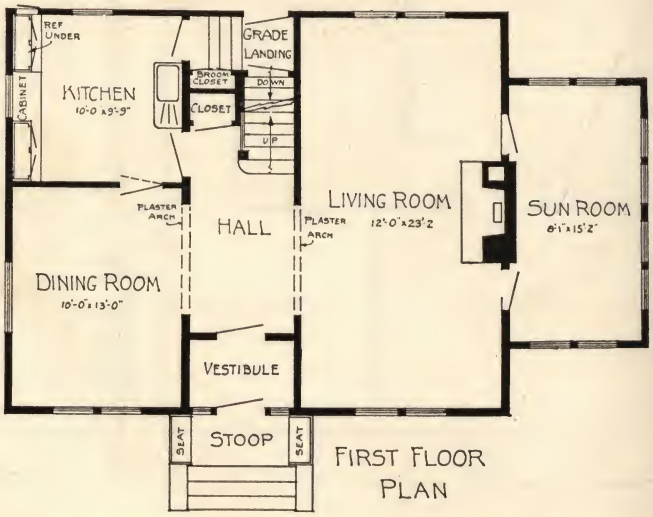
Design No. 8

Dutch Colonial. This house is 30x24, exclusive of sun room. The exterior is true to the Dutch Colonial architecture and presents a most satisfying appearance. The brick foundation, wide rustic siding and green shingles on roof produce a very attractive combination.

The interior, with center hall and stairway, with arches leading to living room and dining room, give an appearance of greatness. All of the other arrangements are as perfect in every way as can be made throughout. Hot water heat is recommended for a house of this type.



Second Floor Plan



First Floor Plan

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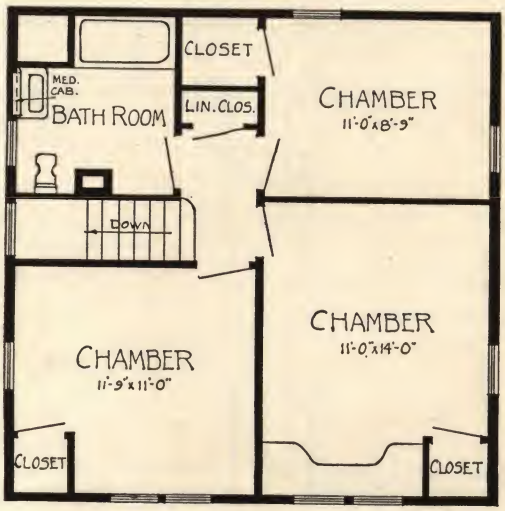
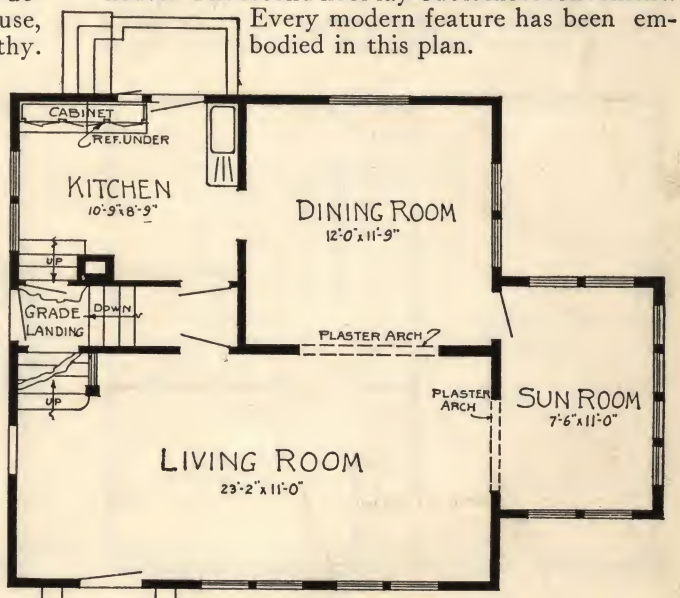
Design No. 12

Dutch Colonial. This Dutch Colonial is 24x24, exclusive of sun room. It can be built on a 40 foot lot without looking crowded. It has a brick base, wide rustic siding above, and is about as economical a Dutch Colonial as can be designed. Considering the dimensions of this house, the number of rooms, and their size, is noteworthy. The large living room is connected with sun room and dining room. The combination stairway from living room and kitchen, with grade landing and stairway under, is an admirable feature of this house. The second floor lay-out is most convenient. Every modern feature has been embodied in this plan.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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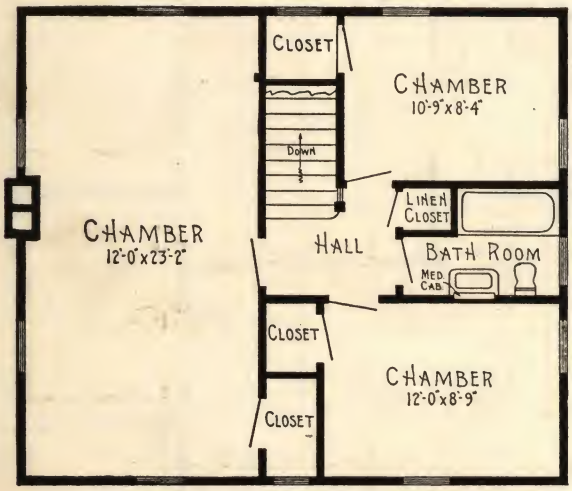
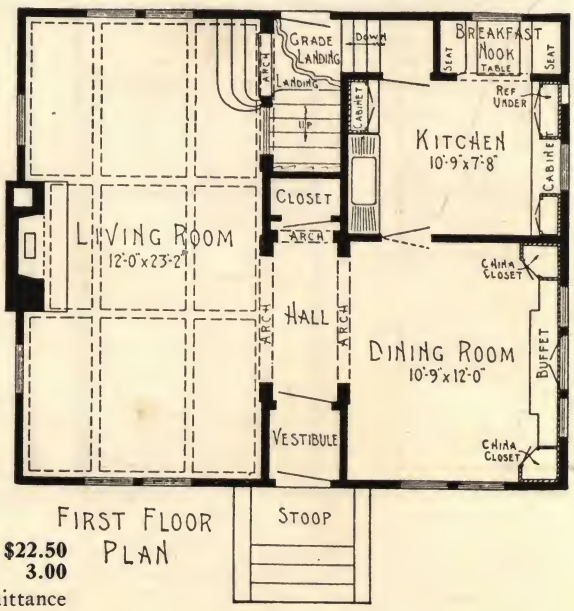
Design No. 3

DUTCH COLONIAL. This house is 28x24. Brick water table around base of house, with rustic siding and green shingles on roof. The floor plan includes a center hall, with closet, large arch openings leading to dining room and large living room. The second floor has one large chamber and two smaller ones, with bath between all, entered from hall. Oak, birch or fir finish can be used, finished dark or ivory.

Built-in features may be eliminated, also beam ceiling. The house is insulated. Hot water heat is recommended if built in northern climates. Basement has laundry, coal bin and vegetable room.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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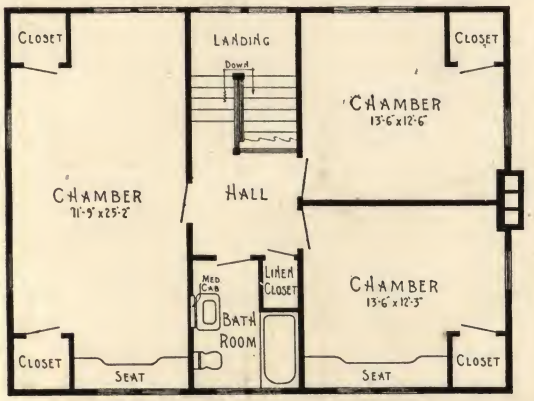
Design No. 1

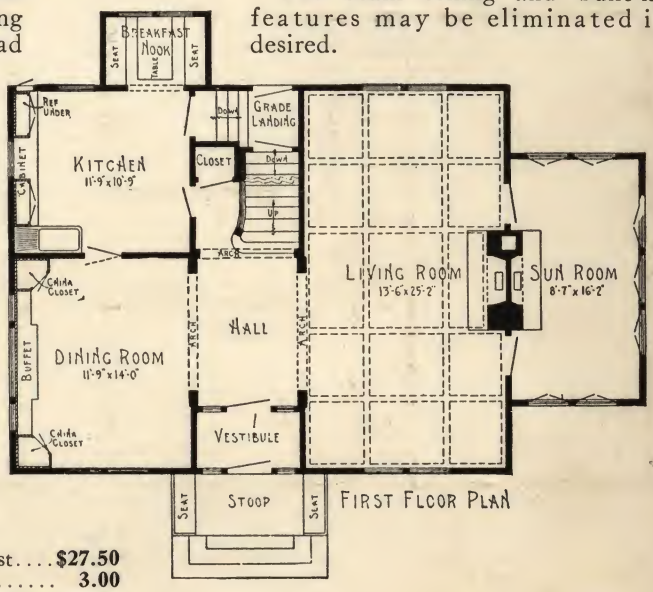
DUTCH COLONIAL. This striking modern Dutch Colonial is 34x26, exclusive of sun room. Its exterior is very attractive and the interior arrangement is both pleasing and convenient. Step into the center hall and look about a bit. On your left is a large arch opening leading to the dining room; on your right a similar arch embellishes the entrance to the large living room across which you can see the French doors leading to the sun room; across the hall directly ahead of you is the stairway. Beyond the range of your vision are the kitchen, the breakfast nook, and the second floor with its very large bed chamber and two smaller ones.

It is difficult for description to do justice to a house of this type. It must be actually visited and inspected to be fully appreciated.

The beam ceiling and built-in features may be eliminated if desired.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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